GMHB EXHIBIT 276

From: Kelli Curtis <kcurtis@kirklandwa.gov>
Sent time: 2024/08/05 08:02:39 PM
To: Aj Foltz <AJ@SoundCities.org>; Kelli Curtis <KCurtis@kirklandwa.gov>
Cc: David Hoffman <David@SoundCities.org>; Andie Parnell <andie@SoundCities.org>; Salim Nice; Diana Hart <DHart@kirklandwa.gov>; Amy Falcone <AFalcone@kirklandwa.gov>
Subject: Re: AHC Authority Question - GMPC Caucus Follow-Up

Thank you AJ,
I think it is a good idea to include the SCA AHC Caucus chair as part of this conversation. I'm sure CM Falcone has some additional thoughts. Would you please include her on the invite to our lunch date on August 29 at 11:45?

Thank you,
Kelli

Kelli Curtis (she/her) | Mayor | City of Kirkland
kcurtis@kirklandwa.gov | (425) 587 3532 | (206) 499 0635
Emails to and from City Council Members are subject to disclosure under the Public Records Act, RCW 42.56

On Jul 31, 2024, at 3:54 PM, Aj Foltz <AJ@SoundCities.org> wrote:

CAUTION/EXTERNAL: This email originated from outside the City Of Kirkland. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Mayor Curtis,

I was asked to share this information with you by Mayor Nice, following up on our conversation during last week's GMPC caucus meeting. I reviewed the CPP Housing Chapter regarding AHC's authority over jurisdictions implementing feedback in the comment letters. The language that raised these concerns is on page 39 of the last week's meeting packet:

"2. The jurisdiction's plan is not in alignment with the CPP Housing Chapter until they have submitted to the plan review program and incorporated the AHC's feedback."

This question led me to larger concerns, which I express below.

I am looking forward to our upcoming meetings! If you have any questions about this issue, please let me know.

Thank you,
Aj Foltz

After reviewing the Housing CPPs and other related documents (attached), it is my clear understanding that **the CPP Housing Chapter does not give AHC this authority or influence over jurisdictions' implementation of AHC feedback**. AHC's role is to offer "early guidance and assistance" to align jurisdictions' plans with the CPP Housing Chapter; it is not stated in the CPPs that jurisdictions are required to implement AHC's feedback.

However, your question raised broader red flags regarding AHC's authority in formally stating that the jurisdictions are not compliant with the Housing CPPs if they do not submit their letters for review. This calls into question the entire statement from the meeting packet: *"2. The jurisdiction's plan is not in alignment with the CPP Housing Chapter until they have submitted to the plan review program and incorporated the AHC's feedback."*

It is my understanding that jurisdictions are not required to submit their comprehensive plans for review by AHC. The section of the packet you asked about says that AHC will prepare a letter for approval at the December 5th meeting for all jurisdictions that did not submit their plans for review. ***This letter will outwardly state that the jurisdiction's plan is not compliant with the CPP Housing Chapter***. I do not believe that AHC has the authority to state this, since 1) AHC did not see or review the comprehensive plan, and 2) the review process is not required.

The CPP that established the comprehensive plan review process is H-26, which states:

***H-26** The Growth Management Planning Council **or its designee** will conduct a housing-focused review of **all King County jurisdiction's** draft periodic comprehensive plan updates for alignment with the Housing*

Chapter goals and policies prior to plan adoption and provide comments.

The CPP does not clearly state that jurisdictions must participate in AHC's review process or implement AHC's feedback if they submit. "Designee" alludes to AHC.

Another document, the Housing-Focused Draft Comprehensive Plan Review Guide (attached), states on page 6 that:

*All King County jurisdictions **should** participate in the AHC's housing-focused comprehensive plan review program, as established by CPP H-26, which is intended to support jurisdictions in strengthening alignment of their comprehensive plans with the CPP Housing Chapter during the periodic update process.*

Once again, this language does not say that jurisdictions "must" participate in the review process.

Notably, **the CPP does not state that the jurisdictions need to adopt AHC's recommendations, but the Comp Plan Review Guide does**. This language is included on page 3 of the attached document:

- "Jurisdictions will receive a comment letter on how their draft plan aligns with the CPP Housing Chapter that may include **recommendations or suggestions** to improve alignment; and
- **Jurisdictions will incorporate feedback and adopt their plan**."

Phrasing AHC's review as "recommendations or suggestions" and then requiring that jurisdictions implement this feedback is contradictory.

Overall, the CPPs do not grant AHC the authority to:

1. Require that jurisdictions implement AHC's feedback, and
2. State that jurisdictions' plans are not in compliance with the CPP Housing Chapter if they did not submit their plans for review.

I discussed this with Andie and David, who agree with my analysis.

Aj Foltz (she/her)
Policy Analyst | Sound Cities Association
38 Cities. A Million People. One Voice.
206.849.3056
www.soundcities.org

I would like to acknowledge that the cities represented by the Sound Cities Association sit on the ancestral lands of the Muckleshoot, Snoqualmie, Puyallup, Tulalip, Suquamish and Coast Salish Tribes and the Duwamish people. I ask that we consider Indigenous lives and lands in our discussions of regional policy issues.

<Draft AHC Comp Plan Review Guide 202403.pdf><KC_2021_CPPs_Ord_19660_113021.pdf>

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From:	Salim Nice
To:	Aj Foltz
Cc:	Andie Parnell; David Hoffman; Jeff Thomas; Jessi Bon
Subject:	Re: GMPC Caucus Follow-Up
Date:	Wednesday, July 31, 2024 9:46:43 AM

AJ, thank you for the deep dive on this. Can you also share this with the Caucus Chair, Mayor Kelli Curtis?

From: Aj Foltz <AJ@SoundCities.org>
Date: Tuesday, July 30, 2024 at 11:47 AM
To: Salim Nice <salim.nice@mercerisland.gov>
Cc: Andie Parnell <andie@SoundCities.org>, David Hoffman <David@SoundCities.org>, Jeff Thomas <jeff.thomas@mercerisland.gov>, Jessi Bon <jessi.bon@mercergov.org>
Subject: RE: GMPC Caucus Follow-Up

Good morning Mayor Nice,

My apologies in advance for the lengthy email. Thank you for raising this question to my attention. After reviewing the Housing CPPs and other related documents (attached), it is my clear understanding that **the CPP Housing Chapter does not give AHC this authority or influence over jurisdictions' implementation of AHC feedback**. AHC's role is to offer "early guidance and assistance" to align jurisdictions' plans with the CPP Housing Chapter; it is not stated in the CPPs that jurisdictions are required to implement AHC's feedback.

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comments.

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- **Jurisdictions will incorporate feedback and adopt their plan**."

Phrasing AHC's review as "recommendations or suggestions" and then requiring that jurisdictions implement this feedback is contradictory.

Overall, the CPPs do not grant AHC the authority to:

1. Require that jurisdictions implement AHC's feedback, and
2. State that jurisdictions' plans are not in compliance with the CPP Housing Chapter if they did not submit their plans for review.

Please let me know if you have any follow-up questions. I discussed this analysis with David and Andie, who both agree with my understanding of the issue.

Thank you,

Aj Foltz (she/her)
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I would like to acknowledge that the cities represented by the Sound Cities Association sit on the ancestral lands of the Muckleshoot, Snoqualmie, Puyallup, Tulalip, Suquamish and Coast Salish Tribes and the Duwamish people. I ask that we consider Indigenous lives and lands in our discussions of regional policy issues.

From: Salim Nice <salim.nice@mercerisland.gov>
Sent: Friday, July 26, 2024 12:07 PM
To: Aj Foltz <AJ@SoundCities.org>
Cc: Andie Parnell <andie@SoundCities.org>; David Hoffman <David@SoundCities.org>; Jeff Thomas <jeff.thomas@mercerisland.gov>; Jessi Bon <jessi.bon@mercergov.org>
Subject: Re: GMPC Caucus Follow-Up

To be clear, I'm looking for the authority behind that language. I suspect the origin isn't going to be necessary. Under which adopted Countywide Planning Policy is this authority derived? Is that any more clear? Sorry if I was ambiguous earlier.

From: Aj Foltz <AJ@SoundCities.org>
Date: Friday, July 26, 2024 at 12:03 PM
To: Salim Nice <salim.nice@mercerisland.gov>
Cc: Andie Parnell <andie@SoundCities.org>, David Hoffman <David@SoundCities.org>, Jeff Thomas <jeff.thomas@mercerisland.gov>, Jessi Bon <jessi.bon@mercergov.org>
Subject: RE: GMPC Caucus Follow-Up

Good afternoon Mayor Nice,

Thank you for clarifying. I am working on understanding the origin of this language and I will get back to you soon.

Best regards,
Aj Foltz

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From: Salim Nice <salim.nice@mercerisland.gov>
Sent: Wednesday, July 24, 2024 4:45 PM
To: Aj Foltz <AJ@SoundCities.org>
Cc: Andie Parnell <andie@SoundCities.org>; David Hoffman <David@SoundCities.org>; Jeff Thomas <jeff.thomas@mercerisland.gov>; Jessi Bon <jessi.bon@mercergov.org>
Subject: Re: GMPC Caucus Follow-Up

I'm looking for the specific policy that supports this part of the statement, "**and incorporated the AHC's feedback."**

From: Aj Foltz <AJ@SoundCities.org>
Date: Wednesday, July 24, 2024 at 4:42 PM
To: Salim Nice <salim.nice@mercerisland.gov>
Cc: Andie Parnell <andie@SoundCities.org>, David Hoffman <David@SoundCities.org>
Subject: GMPC Caucus Follow-Up

Good afternoon Mayor Nice,

Thank you for the warm welcome today during the GMPC caucus meeting! I am looking forward to this work.

I wanted to clarify your question during caucus to ensure I bring you the correct analysis. You referred to the following section, regarding timing issues and jurisdictions not submitting plans for review, on page 39 of the packet:

"2. The jurisdiction's plan is not in alignment with the CPP Housing Chapter until they have submitted to the plan review program and incorporated the AHC's feedback."

Could you please restate your question here? I am speaking to Laura Benjamin-LaPitz (Bellevue staff) later this week, who mentioned they were working on this issue and could assist with answering your questions. I'll bring you an answer soon!

Once again, I am looking forward to working on growth management issues in this region! Thank you again.

Best regards,
Aj Foltz

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2021 King County Countywide Planning Policies

Adopted December 14, 2021 (Ordinance 19384)
Ratified April 6, 2022
Amended December 6, 2022 (Ordinance 19553)
Ratified March 31, 2023
Amended August 15, 2023 (Ordinance 19660)
Ratified November 30, 2023

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LAND ACKNOWLEDGMENT

The Countywide Planning Policies guide how King County jurisdictions work together and plan for growth that will occur on the ancestral lands of the Coast Salish peoples. In respect for and acknowledgment of their legacy, the Countywide Planning Policies seek to create a livable, equitable, and sustainable home for current and future generations.

INTRODUCTION

The King County Countywide Planning Policies

The Countywide Planning Policies (CPPs) create a shared and consistent framework for growth management planning for all jurisdictions in King County in accordance with RCW 36.70A.210, which requires the legislative authority of a county to adopt a countywide planning policy in cooperation with cities located in the county. The comprehensive plan for King County and the comprehensive plans for cities and towns in King County are developed from the framework that the CPPs establish. The 2021 Countywide Planning Policies, as amended, were designed to provide guidance in advance of the 2024 statutory update of comprehensive plans to incorporate changes to the regional policy framework and to reflect new priorities addressing equity and social justice within our communities.

The CPPs implement VISION 2050, which is the region's plan for growth. VISION 2050 is a product of a regional planning process led by the Puget Sound Regional Council (PSRC), an association of cities, towns, four counties (King, Kitsap, Pierce, and Snohomish), ports, tribes, and state agencies. By 2050, the region's population is projected to reach 5.8 million people. The region's vision for 2050 is to provide exceptional quality of life, opportunity for all, connected communities, a spectacular natural environment, and an innovative, thriving economy.

King County is home to 39 cities, all of which have a role in accommodating the approximately 660,000 people and 490,000 jobs projected to come to King County by 2044.

The Growth Management Planning Council

The Growth Management Planning Council (GMPC) brings together elected officials from King County and the cities and develops and recommends the CPPs to the King County Council. The GMPC is chaired by the King County Executive and includes members from the King County Council, the Mayor of Seattle, members from the Seattle City Council, representatives from the other 38 cities in King County through the Sound Cities Association, and ex-officio membership from special purpose districts, school districts, and the Port of Seattle.

The GMPC is supported by the Interjurisdictional Staff Team (IJT), which reflects the membership of the GMPC. The IJT is comprised of senior planning staff from King County and the cities. The IJT operates on a consensus basis and prepares all documents for GMPC review and consideration.

The Countywide Planning Policies and all amendments to the CPPs become effective following approval by the GMPC, adoption by the King County Council, and ratification by King County cities.

About the 2021 Update

With the update to VISION 2050 and the approaching 2024 statutory update of comprehensive plans, King County jurisdictions updated the Countywide Planning Policies for the next decade. Recognizing the existing Countywide Planning Policies as a starting place for the update, the Growth Management Planning Council approved Guiding Principles to establish the context and parameters for the update. The Guiding Principles call for a limited scope to the update based on the following:

- 2012 Countywide Planning Policies
- Centering social equity and health
- Integrating regional policy and legislative changes
- Providing clear, concise, and actionable direction for comprehensive plans
- Implementing the Regional Growth Strategy with 2044 growth targets that form the land use basis for periodic comprehensive plan updates

Equity and Social Justice

The GMPC approved the guiding principle of "centering social equity and health" in the Countywide Planning Policies. As noted in VISION 2050, historical land use and housing policies have played a role in creating and maintaining racial inequities. While some explicitly discriminatory laws have been overturned, their legacy and effects have remained, preventing Black, Indigenous, and other People of Color communities from sharing the recent prosperity of the county. Centering equity and health in the CPPs will continue through improvements to policies and resource allocation that explicitly counter and remedy disparities in determinants of equity and are informed by those most affected by these disparities. The policies' collective vision for the county's shared future will have a significant effect on local plans that shape how jurisdictions allocate public resources and set policy to achieve a future where everyone enjoys a safe and healthy place to live, work, and play.

King County Demographics and Geography

King County is the most populous county in Washington State and the 13th most populous county in the nation. In 2021, King County is home to about 2.3 million people and 1.5 million jobs. King County's population continues to diversify each year. In 2019, People of Color communities comprised 40 percent of the population, 23 percent of the population was born outside the United States, and 28 percent of people over age five spoke a language other than

English at home. People under 18 comprise 20 percent of the population, while seniors over 65 comprise about 14 percent of the population.

King County's land area is 2,130 square miles and is characterized by cities large and small, by beautiful scenery and geographic variety, stretching from the Puget Sound in the west to the crest of the Cascade Mountains in the east. King County has a variety of working farms and forestlands, as well as a significant open space network.

VISION AND FRAMEWORK

Vision for King County 2050

It is the year 2050 and our county has changed significantly in the roughly 60 years that have elapsed since the first Countywide Planning Policies were adopted in 1992. In 2050,

- Communities across King County are welcoming places where every person can thrive.
- All residents have access to opportunity and displacement from development is lessened.
- The cities are vibrant and inviting hubs for people with a safe, affordable, and efficient transportation system that connects people to the places they want to go.
- Housing is characterized by a full range of options that are healthy, safe, affordable, and open to all.
- The county's critical areas are protected and have been restored.
- Open spaces are well distributed and inviting to all users.
- The Rural Area is viable and permanently protected with a clear boundary between urban and rural areas.
- The county boasts of bountiful agricultural areas and productive forest lands.
- The economy provides opportunities to everyone and includes Black, Indigenous, and other People of Color-owned businesses; immigrant- and women-owned businesses; locally owned businesses; and global corporations.

Framework Policies

Unless otherwise noted, the Countywide Planning Policies apply to the Growth Management Planning Council, King County, and all cities within King County.

Amendments

While much has been accomplished, the Countywide Planning Policies were never intended to be static and will require amendment over time to reflect changed conditions. While the formal policy development is done by the Growth Management Planning Council, ideas for new policies begin in a variety of areas including individual jurisdictions. Policy FW-1 below describes the process for amending the Countywide Planning Policies.

FW-1 Maintain the currency of the Countywide Planning Policies through periodic review and amendment. Initiate and review all amendments at the Growth Management Planning Council through the process described below:

a) Only the Growth Management Planning Council may propose amendments to the Countywide Planning Policies except for amendments to the Urban Growth Area that may also be proposed by King County in accordance with policies DP-16 through DP-18;

b) Growth Management Planning Council recommends amendments to the King County Council for consideration, possible revision, and approval; proposed revisions by the King County Council that are of a substantive nature may be sent to the Growth Management Planning Council for their consideration and revised recommendation based on the proposed revision;
c) A majority vote of the King County Council both constitutes approval of the amendments and ratification on behalf of the residents of Unincorporated King County;
d) After approval and ratification by the King County Council, amendments are forwarded to each city and town for ratification. Amendments cannot be modified during the city ratification process; and
e) Amendments must be ratified within 90 days of King County approval and require affirmation by the county and cities and towns representing at least 70 percent of the county population and 30 percent of those jurisdictions. Ratification is either by an affirmative vote of the city's or town's council or by no action being taken within the ratification period.

Monitoring

Periodically evaluating the effectiveness of the Countywide Planning Policies is key to continuing their value to the region and local jurisdictions. In 1994 King County and cities established the current Benchmarks program to monitor and evaluate key regional indicators.

FW-2 Monitor and benchmark the progress of the Countywide Planning Policies towards achieving the Regional Growth Strategy inclusive of the environment, development patterns, housing, the economy, transportation, and the provision of public services, as well as reducing disparities in equity and health outcomes for King County residents. Identify corrective actions to be taken if progress toward benchmarks is not being achieved.

Investment

Key to ensuring the success of the Countywide Planning Policies is investment in regional infrastructure and programs. Balancing the use of limited available funds between regional, countywide, and local needs is extremely complex.

FW-3 Work collaboratively to identify and seek regional, state, and federal funding sources to invest in infrastructure, strategies, and programs to enable the full implementation of the Countywide Planning Policies. Balance needed regional investments with countywide and local needs when making funding determinations.

FW-4 Support fiscal sustainability of Rural Areas. Rural Areas provide an overall benefit for all residents of King County and strategies to fund infrastructure and services in Rural Areas may be needed to support a defined rural level of service.

Consistency

The Countywide Planning Policies provide a common framework for local planning and each jurisdiction is required to update its comprehensive plan to be consistent with the Countywide Planning Policies. The full body of the Countywide Planning Policies is to be considered for decision-making within the context of each city's needs and situations.

FW-5 Adopt comprehensive plans that are consistent with the Countywide Planning Policies as required by the Growth Management Act.

Equity

The Countywide Planning Policies coordinate planning for a more equitable future where all King County residents have access to housing, transportation, education, employment choices, and open space amenities regardless of their race, social, or economic status. Through their comprehensive plans, jurisdictions will create targeted policies and strategies unique to their local circumstances to achieve this goal.

FW-6 Enable culturally and linguistically appropriate equitable access to programs and services and help connect residents to service options, particularly for those most disproportionately cost-burdened or historically excluded.

FW-7 Develop and use an equity impact review tool when developing plans and policies to test for outcomes that might adversely impact Black, Indigenous, and other People of Color communities; immigrants and refugees; people with low incomes; people with disabilities; and communities with language access needs. Regularly assess the impact of policies and programs to identify actual outcomes and adapt as needed to achieve intended goals.

FW-8 Involve community groups especially immigrant, Black, Indigenous, and other People of Color communities continuously in planning processes to promote civic engagement, government accountability, transparency, and personal agency.

ENVIRONMENT

Overarching Goal: *The quality of the natural environment in King County is restored and protected for future generations.*

Environmental Sustainability

Local governments have a key role in shaping sustainable communities by integrating sustainable development and business practices with ecological, social, and economic concerns. Local governments also play a pivotal role in ensuring environmental justice by addressing environmental impacts on frontline communities and by pursuing fairness in the application of policies and regulations.

EN-1 Incorporate environmental protection and restoration efforts including climate action, mitigation, and resilience into local comprehensive plans to ensure that the quality of the natural environment and its contributions to human health and vitality is sustained now and for future generations.

EN-2 Develop and implement environmental strategies using integrated and interdisciplinary approaches to environmental assessment and planning, in coordination with local jurisdictions, tribes, and other stakeholders.

EN-3 Ensure public and private projects incorporate locally appropriate, low-impact development approaches developed using a watershed planning framework for managing stormwater, protecting water quality, minimizing flooding and erosion, protecting habitat, and reducing greenhouse gas emissions.

EN-4 Encourage the transition to a sustainable energy future by reducing demand through efficiency and conservation, supporting the development of energy management technology, and meeting reduced needs from sustainable sources.

EN-5 Ensure all residents of the region regardless of race, social, or economic status have a clean and healthy environment. Identify, mitigate, and correct for unavoidable negative impacts of public actions that disproportionately affect those frontline communities impacted by existing and historical racial, social, environmental, and economic inequities, and who have limited resources or capacity to adapt to a changing environment.

Earth and Habitat

Healthy ecosystems and environments are vital to the sustainability of all plant and animal life, including humans. Protection of biodiversity in all its forms and across all landscapes is critical

to continued prosperity and high quality of life in King County. The value of biodiversity to sustaining long-term productivity and both economic and ecological benefits is evident in fisheries, forestry, and agriculture. For ecosystems to be healthy and provide healthful benefits to people, local governments must prevent negative human impacts and work to ensure that this ecosystem remains diverse and productive over time. With the impending effects of climate change, maintaining biodiversity becomes even more critical to the preservation and resilience of resource-based activities and many social and ecological systems. Protection of individual species, including Chinook salmon, also plays an important role in sustaining biodiversity and quality of life within the county. Since 2000, local governments, citizens, tribes, conservation districts, non-profit groups, and federal and state fisheries managers have cooperated to develop and implement watershed-based salmon conservation plans, known as Water Resource Inventory Area plans, to conserve and restore habitat for Chinook salmon today and for future generations.

EN-6 Locate development and supportive infrastructure in a manner that minimizes impacts to natural features. Promote the use of traditional and innovative environmentally sensitive development practices, including design, materials, construction, and ongoing maintenance.

EN-7 Coordinate approaches and standards for defining and protecting critical areas, especially where such areas and impacts to them cross jurisdictional boundaries.

EN-8 Use the best available science when establishing and implementing environmental standards.

EN-9 Develop and implement an integrated and comprehensive approach to managing fish and wildlife habitat to accelerate ecosystem recovery, focusing on enhancing the habitat of salmonids, orca, and other threatened and endangered species and species of local importance.

EN-10 Ensure that new development, open space protection efforts, and mitigation projects support the State's streamflow restoration law. Promote robust, healthy, and sustainable salmon populations and other ecosystem functions working closely within Water Resource Inventory Areas and utilizing adopted watershed plans.

EN-11 Enhance the urban tree canopy to provide wildlife habitat, support community resilience, mitigate urban heat, manage stormwater, conserve energy, protect and improve mental and physical health, and strengthen economic prosperity. Prioritize places where Black, Indigenous, and other People of Color communities; low-income populations; and other frontline community members live, work, and play.

Flood Hazards

Flooding is a natural process that affects human communities and natural environments in King County. Managing floodplain development and conserving aquatic habitats are the main challenges for areas affected by flooding. The King County Flood Control District exists to protect public health and safety, regional economic centers, public and private property, and transportation corridors. Local governments also have responsibility for flood control within their boundaries.

EN-12 Coordinate and fund holistic flood hazard management efforts through the King County Flood Control District.

EN-13 Work cooperatively to meet regulatory standards for floodplain development as these standards are updated for consistency with relevant federal requirements including those related to the Endangered Species Act.

EN-14 Cooperate with federal, state, and regional agencies and forums to develop and implement regional levee maintenance standards that ensure public safety and protect habitat.

Water Resources

The flow and quality of water are impacted by water withdrawals, land development, stormwater management, and climate change. Since surface and ground waters do not respect political boundaries, cross-jurisdictional coordination of water is required to ensure its functions and uses are protected and sustained. The Puget Sound Partnership was created by the Washington State Legislature as the state agency responsible for assuring the preservation and recovery of Puget Sound and the freshwater systems flowing into the Sound. King County plays a key role in these efforts because of its large population and its location in Central Puget Sound.

EN-15 Encourage basin-wide approaches to wetland protection, emphasizing preservation and enhancement of the highest quality wetlands and wetland systems.

EN-16 Collaborate with the Puget Sound Partnership to implement the Puget Sound Action Agenda and to coordinate land use and transportation plans and actions for the benefit of Puget Sound and its watersheds.

EN-17 Manage natural drainage systems to improve water quality and habitat functions, minimize erosion and sedimentation, protect public health, reduce flood risks, and moderate peak stormwater runoff rates. Work cooperatively among local, regional, state, national, and

tribal jurisdictions to establish, monitor, and enforce consistent standards for managing streams and wetlands throughout drainage basins.

EN-18 Support and incentivize environmental stewardship on private and public lands to protect and enhance habitat, water quality, and other ecosystem services, including the protection of watersheds and wellhead areas that are sources of the region's drinking water supplies.

EN-19 Establish a multijurisdictional approach for funding and monitoring water quality, quantity, biological conditions, and outcome measures and for improving the efficiency and effectiveness of monitoring efforts.

Open Space

EN-20 Identify and preserve regionally significant open space networks in both Urban and Rural Areas through implementation of the Regional Open Space Conservation Plan. Develop strategies and funding to protect lands that provide the following valuable functions:

a) Ecosystem linkages and migratory corridors crossing jurisdictional boundaries;
b) Physical or visual separation delineating growth boundaries or providing buffers between incompatible uses;
c) Active and passive outdoor recreation opportunities;
d) Wildlife habitat and migration corridors that preserve and enhance ecosystem resiliency in the face of urbanization and climate change;
e) Preservation of ecologically sensitive, scenic, or cultural resources;
f) Urban green space, habitats, and ecosystems;
g) Forest resources; and
h) Food production potential.

EN-21 Preserve and restore native vegetation and tree canopy, especially where it protects habitat and contributes to overall ecological function.

EN-22 Provide parks, trails, and open space within walking distance of urban residents. Prioritize historically underserved communities for open space improvements and investments.

Restoration and Pollution

EN-23 Reduce the use of toxic pesticides, chemical fertilizers, and other products and promote alternatives that minimize risks to human health and the environment.

EN-24 Restore the region's freshwater and marine shorelines, watersheds, estuaries, and other waterbodies to a natural condition for ecological function and value, where appropriate and feasible.

EN-25 Prevent, mitigate, and remediate harmful environmental pollutants and hazards, including light, air, noise, soil, and structural hazards, where they have contributed to racialized health or environmental disparities, and increase environmental resiliency in frontline communities.

EN-26 Adopt policies, regulations, and processes, related to new or existing fossil fuel facilities, which are designed to:

a) Protect public health, safety, and welfare from all impacts of fossil fuel facilities;
b) Mitigate and prepare for any impacts of fossil fuel facility disasters on all communities;
c) Protect and preserve natural ecosystems from the construction and operational impacts of fossil fuel facilities;
d) Manage impacts on public services and infrastructure in emergency management, resilience planning, and capital spending;
e) Ensure comprehensive environmental review, and extensive community engagement, during initial siting, modifications, and on a periodic basis; and
f) Reduce climate change impacts from fossil fuel facility construction and operations.

Climate Change

Greenhouse gas emissions are resulting in a changing and increasingly variable climate. King County's snow-fed water supply is especially vulnerable to a changing climate. Additionally, the patterns of storm events and river and stream flow patterns are changing and our shorelines are susceptible to rising sea levels. Carbon dioxide reacts with seawater and reduces the water's pH, also threatening the food web in Puget Sound. While local governments can individually work to reduce greenhouse gas emissions, more significant emission reductions can only be accomplished through countywide coordination of land use patterns and promotion of transportation systems that provide practical alternatives to single-occupancy vehicles. Efficient energy consumption is both a mitigation and an adaptation strategy. Local governments can improve energy efficiency through the development of new infrastructure as well as the maintenance and updating of existing infrastructure.

EN-27 Adopt and implement policies and programs to achieve a target of reducing countywide sources of greenhouse gas emissions, compared to a 2007 baseline, by 50% by 2030, 75% by 2040, and 95%, including net-zero emissions through carbon sequestration and other strategies, by 2050. Evaluate and update these targets over time in consideration of the latest international climate science and statewide targets aiming to limit the most severe impacts of climate change and keep global warming under 1.5 degrees Celsius.

EN-28 Plan for development patterns that minimize air pollution and greenhouse gas emissions, including:

a) Directing growth to Urban Centers and other mixed-use or high-density locations that support mass transit, encourage non-motorized modes of travel, and reduce trip lengths;
b) Facilitating modes of travel other than single-occupancy vehicles including transit, walking, bicycling, and carpooling;
c) Incorporating energy-saving strategies in infrastructure planning and design;
d) Encouraging interjurisdictional planning to ensure efficient use of transportation infrastructure and modes of travel;
e) Encouraging new development to use low emission construction practices, low or zero net lifetime energy requirements, and green building techniques; and
f) Reducing building energy use through green building methods in the retrofit of existing buildings.

EN-29 King County shall assess and report countywide greenhouse gas emissions associated with resident, business, and local government buildings, vehicles, and solid waste at least every two years. King County shall update its comprehensive greenhouse gas emissions inventory that quantifies all direct local sources of greenhouse gas emissions as well as emissions associated with local consumption at least every five years. King County shall also develop city-specific emissions inventories and data, in partnership with cities.

EN-30 Promote energy efficiency, conservation methods, sustainable energy sources, electrifying the transportation system, and limiting vehicle miles traveled to reduce air pollution, greenhouse gas emissions, and consumption of fossil fuels to support state, regional, and local climate change goals.

EN-31 Address rising sea water by siting and planning for relocation of hazardous industries and essential public services away from the 500-year floodplain.

EN-32 Protect and restore natural resources such as forests, farmland, wetlands, estuaries, and the urban tree canopy, which sequester and store carbon.

EN-33 Support the production and storage of clean renewable energy.

DEVELOPMENT PATTERNS

The policies in this chapter address the location, type, design, and intensity of land uses that are desired in King County and its cities. They guide implementation of the vision for physical development within the county. The policies also provide a framework for how to focus multimodal improvements to transportation, public services, the environment, and affordable housing, as well as how to incorporate concerns about climate change, social equity, and public health into planning for new growth. Development patterns policies are at the core of growth management efforts in King County. They further the goals of VISION 2050 and recognize the variety of local communities that will be taking action to achieve those goals.

Overarching Goal: *Growth in King County occurs in a compact, centers-focused pattern that uses land and infrastructure efficiently, connects people to opportunity, and protects Rural and Natural Resource Lands.*

The Countywide Planning Policies designate land as Urban, Rural, or Natural Resource. The Generalized Land Use Categories Map in Appendix 1 shows the Urban Growth Area boundary and Urban, Rural, and Natural Resource Lands within King County. Further sections of this chapter provide more detailed descriptions and guidance for planning within each of the three designations.

DP-1 Designate all lands within King County as one of the following. In each of these designations, critical areas may exist and these are to be conserved through regulations, incentives, and programs.

a) Urban land within the Urban Growth Area, where new growth is focused and accommodated;
b) Rural land, where farming, forestry, and other resource uses are protected, and very low-density residential uses and small-scale non-residential uses are allowed; or
c) Natural Resource land, where permanent regionally significant agricultural, forestry, and mining lands are preserved.

Urban Growth Area

The Urban Growth Area encompasses all urban designated lands within King County. These lands include all cities as well as a portion of unincorporated King County. Consistent with the Growth Management Act and VISION 2050, urban lands are intended to be the focus of future growth that is compact, includes a mix of uses, and is well-served by public infrastructure.

The pattern of growth within the Urban Growth Area implements the Regional Growth Strategy through the allocation of targets to local jurisdictions. The targets create an obligation to plan

and provide zoning for future potential growth, but do not obligate a jurisdiction to guarantee that a given number of housing units will be built or jobs added during the planning period.

Several additional elements in the Development Patterns chapter reinforce the vision and targeted growth pattern for the Urban Growth Area. Procedures and criteria for amending the Urban Growth Area boundary address a range of objectives and ensure that changes balance the needs for land to accommodate growth with the overarching goal of preventing sprawl within the county. A review and evaluation program provides feedback for the county and cities on the effectiveness of their efforts to accommodate and achieve the desired land use pattern. Joint planning facilitates the transition of governance of the Urban Growth Area from the county to cities, consistent with the Growth Management Act, and helps ensure equitable governance and service provision.

Urban form and development within the Urban Growth Area are important settings to provide people with access to jobs and housing, choices to engage in more physical activity, eat healthy food, and minimize exposure to harmful environments and substances. Access to sidewalks and pathways, healthy food, and open space is not shared equally across the urban area. Historical underinvestment in neighborhoods where Black, Indigenous, and other People of Color communities have been concentrated and exclusion of these communities from high-opportunity areas persists today. The stability and sustainability of the Urban Growth Area depend on fostering development patterns that provide access to opportunity for all.

Goal Statement: *The Urban Growth Area boundary is stable and capacity within it shall increase over time to accommodate growth consistent with the Regional Growth Strategy and growth targets through land use patterns and practices that create vibrant, equitable, and sustainable communities.*

Urban Lands

DP-2 Prioritize housing and employment growth in cities and centers within the Urban Growth Area, where residents and workers have higher access to opportunity and high-capacity transit. Promote a pattern of compact development within the Urban Growth Area that includes housing at a range of urban densities, commercial and industrial development, and other urban facilities, including medical, governmental, institutional, and educational uses and schools, and parks and open space. The Urban Growth Area will include a mix of uses that are convenient to and support public transportation to reduce reliance on single-occupancy vehicle travel for most daily activities.

DP-3 Develop and use residential, commercial, and manufacturing land efficiently in the Urban Growth Area to create healthy, vibrant, and equitable urban communities with a full range of urban services, and to protect the long-term viability of the Rural Area and Natural Resource

Lands. Promote the efficient use of land within the Urban Growth Area by using methods such as:

a) Directing concentrations of housing and employment growth to high opportunity areas like designated centers and transit station areas, consistent with the numeric goals in the Regional Growth Strategy;
b) Encouraging compact and infill development with a mix of compatible residential, commercial, and community activities;
c) Providing opportunities for greater housing growth closer to areas of high employment to reduce commute times;
d) Optimizing the use of existing capacity for housing and employment;
e) Redeveloping underutilized lands, in a manner that considers equity and mitigates displacement; and
f) Coordinating plans for land use, transportation, schools, capital facilities and services.

DP-4 Focus housing growth in the Urban Growth Area within cities, designated regional centers, countywide centers, locally designated local centers, areas of high employment, and other transit supported areas to promote access to opportunity. Focus employment growth within designated regional and countywide manufacturing/industrial centers and within locally designated local centers.

DP-5 Reduce greenhouse gas emissions through land use strategies that promote a mix of housing, employment, and services at densities sufficient to encourage walking, bicycling, transit use, and other alternatives to auto travel, and by locating housing closer to areas of high employment.

DP-6 Adopt land use and community investment strategies that promote public health and address racially and environmentally disparate health outcomes and promote access to opportunity. Focus on residents with the highest needs in providing and enhancing opportunities for employment, safe and convenient daily physical activity, social connectivity, protection from exposure to harmful substances and environments, and housing in high opportunity areas.

DP-7 Plan for street networks that provide a high degree of connectivity to encourage walking, bicycling, transit use, and safe and healthy routes to and from public schools.

DP-8 Increase access to healthy and culturally relevant food in communities throughout the Urban Growth Area by encouraging the location of healthy food purveyors, such as grocery stores, farmers markets, urban agriculture programs, and community food gardens in proximity to residential uses and transit facilities, particularly in those areas with limited access to healthy food.

DP-9 Designate Urban Separators as permanent low-density incorporated and unincorporated areas within the Urban Growth Area. Urban Separators are intended to protect Natural Resource Lands, the Rural Area, and environmentally sensitive areas, and create open space and wildlife corridors within and between communities while also providing public health, environmental, visual, and recreational benefits. Changes to Urban Separators are made pursuant to the Countywide Planning Policies amendment process described in policy FW-1. Designated Urban Separators within cities and unincorporated areas are shown in the Urban Separators Map in Appendix 3.

DP-10 No new Fully Contained Communities shall be approved in unincorporated King County.

DP-11 When large mixed-use developments are proposed adjacent to the Rural Area, permitting cities shall collaborate with King County during the review process to avoid and mitigate impacts on the surrounding Rural Area and Natural Resource Lands.

Growth Targets

Under the Growth Management Act, King County, in coordination with the cities in King County, adopts growth targets for the ensuing 20-year planning period. Growth targets are policy statements about the amount of housing and employment growth each jurisdiction is planning to accommodate within its comprehensive plan. Growth targets are adopted for each jurisdiction and unincorporated urban King County in the Countywide Planning Policies. Growth targets for the cities in the rural area include the incorporated area and the associated Potential Annexation Area, as shown in the map in Appendix 2.

DP-12 GMPC shall allocate housing and employment growth to each city and urban unincorporated area in the county. This allocation is predicated on:

a) Accommodating the most recent 20-year population projection from the state Office of Financial Management and the most recent 20-year regional employment forecast from the Puget Sound Regional Council, informed by the 20-year projection of housing units from the state Department of Commerce;
b) Planning for a pattern of growth that is consistent with the Regional Growth Strategy including focused growth within cities and Potential Annexation Areas with designated centers and within high-capacity transit station areas, limited development in the Rural Area, and protection of designated Natural Resource Lands;
c) Efficiently using existing zoned and future planned development capacity as well as the capacity of existing and planned infrastructure, including sewer, water, and stormwater systems;
d) Promoting a land use pattern that can be served by a connected network of public transportation services and facilities and pedestrian and bicycle infrastructure and amenities;

e) Improving jobs/housing balance consistent with the Regional Growth Strategy, both between counties in the region and within subareas in the county;
f) Promoting opportunities for housing and employment throughout the Urban Growth Area and within all jurisdictions in a manner that ensures racial and social equity;
g) Allocating growth to Potential Annexation Areas within the urban unincorporated area proportionate to their share of unincorporated capacity for housing and employment growth; and
h) Allocating growth based on the amount of net new housing needed to plan for and accommodate an equitable distribution of housing choices across all jurisdictions that is affordable to all economic segments of the population of the county, as provided by the Department of Commerce.

DP-13 The Growth Management Planning Council shall:
a) Update housing and employment growth targets and housing needs periodically to provide jurisdictions with up-to-date growth allocations to be used as the land use assumption in state-mandated comprehensive plan updates;
b) Adopt housing and employment growth targets and housing needs in the Countywide Planning Policies pursuant to the procedure described in policy FW-1;
c) Create a coordinated countywide process to reconcile and set growth targets that implements the Regional Growth Strategy through countywide shares of regional housing and job growth, countywide shares of statewide housing needs, allocations to Regional Geographies, and individual jurisdictional growth targets;
d) Ensure that each jurisdiction's growth targets and housing needs are commensurate with their role in the Regional Growth Strategy by establishing a set of objective criteria and principles to guide how jurisdictional targets and housing needs are determined;
e) Ensure that each jurisdiction's growth targets allow it to meet the need for housing affordable to households with moderate-, low-, very low-, and extremely low-incomes; and
f) Adjust targets and housing needs administratively upon annexation of unincorporated Potential Annexation Areas by cities. Growth targets for the planning period are shown in Table DP-1. Net new housing needs for the planning period are shown in Table H-1 and total projected housing needs are shown in Table H-2.

DP-14 All jurisdictions shall accommodate housing and employment by:
a) Using the adopted growth targets as the land use assumption for their comprehensive plan;
b) Establishing local growth targets for regional growth centers and regional manufacturing/industrial centers, where applicable;
c) Ensuring adopted comprehensive plans and zoning regulations provide sufficient capacity at appropriate densities for residential, commercial, and industrial uses that is

sufficient to meet 20-year growth targets, allocated housing needs, and is consistent with the desired growth pattern described in VISION 2050;

d) Ensuring adopted local water, sewer, transportation, utility, and other infrastructure plans and investments, including special purpose district plans, are consistent in location and timing with adopted targets as well as regional and countywide plans; and

e) Transferring and accommodating unincorporated area housing and employment targets and housing need as annexations occur.

Table DP-1: King County Jurisdiction Growth Targets 2019-2044

Net New Units and Jobs

	Jurisdiction	2019-2044 Housing Target	2019-2044 Job Target
Metro Cities	Bellevue	35,000	70,000
	Seattle	112,000	169,500
	Metropolitan Cities Subtotal	**147,000**	**239,500**
Core Cities	Auburn	12,000	19,520
	Bothell	5,800	9,500
	Burien	7,500	4,770
	Federal Way	11,260	20,460
	Issaquah	3,500	7,950
	Kent	10,200	32,000
	Kirkland	13,200	26,490
	Redmond	20,000	24,000
	Renton	17,000	31,780
	SeaTac	5,900	14,810
	Tukwila	6,500	15,890
	Core Cities Subtotal	**112,860**	**207,170**
High Capacity Transit Communities	Des Moines	3,800	2,380
	Federal Way PAA	1,020	720
	Kenmore	3,070	3,200
	Lake Forest Park	870	550
	Mercer Island	1,239	1,300
	Newcastle	1,480	500
	North Highline PAA	1,420	1,220
	Renton PAA - East Renton	170	0
	Renton PAA - Fairwood	840	100
	Renton PAA - Skyway/West Hill	670	600
	Shoreline	13,330	10,000
	Woodinville	2,033	5,000
	High Capacity Transit Communities Subtotal	**29,942**	**25,570**

Table DP-1: King County Jurisdiction Growth Targets 2019-2044			
		Net New Units and Jobs	
	Jurisdiction	2019-2044 Housing Target	2019-2044 Job Target
Cities and Towns	Algona	170	325
	Beaux Arts	1	0
	Black Diamond	2,900	680
	Carnation	799	450
	Clyde Hill	10	10
	Covington	4,310	4,496
	Duvall	890	990
	Enumclaw	1,057	989
	Hunts Point	1	0
	Maple Valley	1,720	1,570
	Medina	19	0
	Milton	50	900
	Normandy Park	153	35
	North Bend	1,748	2,218
	Pacific	135	75
	Sammamish	2,100	728
	Skykomish	10	0
	Snoqualmie	1,500	4,425
	Yarrow Point	10	0
Cities and Towns Subtotal		**17,583**	**17,891**
Urban Unincorporated	Auburn PAA	12	0
	Bellevue PAA	17	0
	Black Diamond PAA	328	0
	Issaquah PAA	35	0
	Kent PAA	3	300
	Newcastle PAA	1	0
	Pacific PAA	134	0
	Redmond PAA	120	0
	Sammamish PAA	194	0
	Unaffiliated Urban Unincorporated	448	400
Urban Unincorporated Subtotal		**1,292**	**700**
Urban Growth Area Total		**308,677**	**490,831**

Amendments to the Urban Growth Area

The following policies guide the decision-making process by both the GMPC and King County regarding proposals to amend the Urban Growth Area.

DP-15 Review the Urban Growth Area at least every ten years. In this review consider monitoring reports and other available data. As a result of this review and based on the criteria established in policies DP-16 through DP-19, King County may propose and then the Growth Management Planning Council may recommend amendments to the Countywide Planning Policies and King County Comprehensive Plan that make changes to the Urban Growth Area boundary.

DP-16 Allow amendment of the Urban Growth Area only when the following steps have been satisfied:

a) The proposed amendment is under review by the County as part of an amendment process of the King County Comprehensive Plan;
b) King County submits the proposal to the Growth Management Planning Council for the purposes of review and recommendation to the King County Council on the proposed amendment to the Urban Growth Area;
c) The King County Council approves or denies the proposed amendment; and
d) If approved by the King County Council, the proposed amendment is ratified by the cities following the procedures set forth in policy FW-1.

DP-17 Allow expansion of the Urban Growth Area only if at least one of the following criteria is met:

a) A countywide analysis determines that the current Urban Growth Area is insufficient in size and additional land is needed to accommodate the housing and employment growth targets, including institutional and other non-residential uses, and there are no other reasonable measures, such as increasing density or rezoning existing urban land, that would avoid the need to expand the Urban Growth Area; or
b) A proposed expansion of the Urban Growth Area is accompanied by dedication of permanent open space to the King County Open Space System, where the acreage of the proposed open space:
    1) Is at least four times the acreage of the land added to the Urban Growth Area;
    2) Is contiguous with the Urban Growth Area with at least a portion of the dedicated open space surrounding the proposed Urban Growth Area expansion; and
    3) Preserves high quality habitat, critical areas, or unique features that contribute to the band of permanent open space along the edge of the Urban Growth Area; or
c) The area is currently a King County park being transferred to a city to be maintained as a park in perpetuity or is park land that has been owned by a city since 1994 and is less than thirty acres in size.

DP-18 Add land to the Urban Growth Area only if expansion of the Urban Growth Area is warranted based on the criteria in DP-17(a) or DP-17(b), and it meets all of the following criteria:

a) Is adjacent to the existing Urban Growth Area;
b) For expansions based on DP-17(a) only, is no larger than necessary to promote compact development that accommodates anticipated growth needs;
c) Can be efficiently provided with urban services and does not require supportive facilities located in the Rural Area;
d) Follows topographical features that form natural boundaries, such as rivers and ridge lines and does not extend beyond natural boundaries, such as watersheds, that impede the provision of urban services;
e) Is not currently designated as Resource Land;
f) Is sufficiently free of environmental constraints to be able to support urban development without significant adverse environmental impacts, unless the area is designated as an Urban Separator by interlocal agreement between King County and the annexing city; and
g) Is subject to an agreement between King County and the city or town adjacent to the area that the area will be added to the city's Potential Annexation Area. Upon ratification of the amendment, the Countywide Planning Policies will reflect both the Urban Growth Area change and Potential Annexation Area change.

DP-19 Allow redesignation of Urban land currently within the Urban Growth Area to Rural land outside of the Urban Growth Area if the land is not needed to accommodate projected urban growth, is not served by public sewers, is contiguous with the Rural Area, and:

a) Is not characterized by urban development;
b) Is currently developed with a low-density lot pattern that cannot be realistically redeveloped at an urban density; or
c) Is characterized by environmentally sensitive areas making it inappropriate for higher density development.

Review and Evaluation Program

The following policies guide the buildable lands program conducted by the GMPC and King County.

DP-20 Conduct a buildable lands program that meets or exceeds the review and evaluation requirements of the Growth Management Act. The purposes of the buildable lands program are:

a) To collect and analyze data on development activity, including land supply, zoning, development standards, land uses, critical areas, and capacity for residential, commercial, and industrial land uses in urban areas;
b) To determine whether jurisdictions are achieving urban densities and planned growth consistent with comprehensive plans, countywide planning policies, and multicounty planning policies; and
c) To evaluate the sufficiency of land capacity to accommodate growth for the remainder of the planning period.

DP-21 The County and the cities, through the Growth Management Planning Council, will collaboratively determine whether reasonable measures other than amending the Urban Growth Area are necessary to ensure sufficient additional capacity if a countywide urban growth capacity report, informed by local data and analysis where appropriate, determines that:

a) The current Urban Growth Area is insufficient in capacity to accommodate the housing and employment growth targets; or
b) Any jurisdiction:
    1) Contains insufficient capacity to accommodate the housing and employment growth targets;
    2) Has significant differences between development assumptions and growth targets and actual housing and employment growth; or
    3) Has not achieved urban densities consistent with the adopted comprehensive plan.

DP-22 Jurisdictions shall adopt any necessary reasonable measures into their comprehensive plans to promote growth consistent with planned urban densities and adopted housing and employment targets. Reasonable measures should help implement local targets in a manner consistent with the Regional Growth Strategy. Jurisdictions shall report adopted reasonable measures to the GMPC and shall collaborate to provide data periodically on the effectiveness of those measures.

Joint Planning and Annexation

DP-23 Coordinate the preparation of comprehensive plans with adjacent and other affected jurisdictions, military facilities, tribal governments, ports, airports, and other related entities to avoid or mitigate the potential cross-border impacts of urban development and encroachment of incompatible uses.

DP-24 Designate Potential Annexation Areas in city comprehensive plans and adopt them in the Countywide Planning Policies. Affiliate all Potential Annexation Areas with adjacent cities to ensure they do not overlap or leave urban unincorporated islands between cities. Except for parcel or block-level annexations that facilitate service provision, commercial areas and residential areas shall be annexed holistically rather than in a manner that leaves residential urban unincorporated islands. Annexation is preferred over incorporation.

DP-25 Cities and the County shall work to establish timeframes for annexation of roadways and shared streets within or between cities, but still under King County jurisdiction.

DP-26 Facilitate the annexation of unincorporated areas that are already urbanized and are within a city's Potential Annexation Area to increase the provision of urban services to those areas. Utilize tools and strategies such as service and infrastructure financing, transferring permitting authority, or identifying appropriate funding sources to address infrastructure and service provision issues in Potential Annexation Areas.

DP-27 Cities with Potential Annexation Areas and the County shall work to establish pre-annexation agreements that identify mutual interests and ensure coordinated planning and compatible development until annexation is feasible.

DP-28 Allow cities to annex territory only within their designated Potential Annexation Area as shown in the Potential Annexation Areas Map in Appendix 2. Phase annexations to coincide with the ability of cities or existing special purpose districts to coordinate the provision of a full range of urban services to areas to be annexed.

a) For areas that have received approval for annexation from the King County Boundary Review Board, the City shall include a process that includes collaboration with King County for annexation in the next statutory update of their comprehensive plan.
b) Jurisdictions may negotiate with one another regarding changing boundaries or affiliations of Potential Annexation Areas and may propose such changes to GMPC as an amendment to Appendix 2. In proposing any new or revised PAA boundaries or city affiliation, jurisdictions should consider the criteria in DP-30. In order to ensure that any changes can be included in local comprehensive plans, any proposals resulting from such negotiation shall be brought to GMPC for action no later than two years prior to the statutory deadline for the major plan update.

DP-29 Strive to establish alternative non-overlapping Potential Annexation Area boundaries within the North Highline unincorporated area, where Potential Annexation Areas overlapped prior to January 1, 2009, through a process of negotiation. Absent a negotiated resolution, a city may file a Notice of Intent to Annex with the Boundary Review Board for King County for territory within its designated portion of a Potential Annexation Area overlap as shown in the

Potential Annexation Areas Map in Appendix 2 and detailed in the city's comprehensive plan after the following steps have been taken:

a) The city proposing annexation has, at least 30 days prior to filing a Notice of Intent to annex with the Boundary Review Board, contacted in writing the cities with the PAA overlap and the county to provide notification of the city's intent to annex and to request a meeting or formal mediation to discuss boundary alternatives, and;
b) The cities with the Potential Annexation Area overlap and the county have either:
    1) Agreed to meet but failed to develop a negotiated settlement to the overlap within 60 days of receipt of the notice, or
    2) Declined to meet or failed to respond in writing within 30 days of receipt of the notice.

DP-30 Evaluate proposals to annex or incorporate urban unincorporated land based on the following criteria, as applicable:

a) Conformance with Countywide Planning Policies including the Urban Growth Area boundary;
b) The ability of the annexing or incorporating jurisdiction to efficiently provide urban services at standards equal to or better than the current service providers;
c) The effect of the annexation or incorporation in avoiding or creating unincorporated islands of development;
d) The ability of the annexing or incorporating jurisdiction to serve the area in a manner that addresses racial and social equity and promotes access to opportunity; and
e) Outreach to community, the interest of the community in moving forward with a timely annexation or incorporation of the area.

Centers and Station Areas

A centers strategy is the foundation for King County to achieve the Regional Growth Strategy as well as a range of other objectives, including providing a land use framework for an efficient and effective regional transit system, and guiding growth to locations planned for greater access to opportunity. Regionally designated centers, countywide centers, local centers, and the areas surrounding high-capacity transit stations provide areas of mixed-use zoning, infrastructure, and concentrations of services and amenities to accommodate both housing and employment growth.

Regionally designated centers include regional growth centers and regional manufacturing/industrial centers. There are two types of regional growth centers - metro growth centers and urban growth centers - and two types of regional manufacturing/industrial centers - industrial employment and industrial growth centers. Regional growth centers are focal points for investment and development. Manufacturing/industrial centers preserve lands

for middle-wage jobs in basic industries and trade and provide areas where that employment may grow in the future.

Countywide growth centers serve important roles as places for concentrating jobs, housing, shopping, and recreational opportunities. These are often smaller downtowns, high-capacity transit station areas, or neighborhood centers that are linked by transit, provide a mix of housing and services, and serve as focal points for local and county investment. Countywide industrial centers serve as important local industrial areas. These areas support living wage jobs and serve a key role in King County's manufacturing/industrial economy.

The King County Centers Designation Framework in Appendix 6 provides designation processes and timelines, minimum existing and planned density thresholds, and subarea planning expectations for regional and countywide centers. Regionally designated centers are shown on the Generalized Land Use Categories Map in Appendix 1.

Goal Statement: *King County grows in a manner that reinforces and expands upon a system of existing and planned high-capacity transit in central places within which concentrated residential communities and economic activities can flourish.*

Regional Growth Centers

DP-31 Focus housing and employment growth into designated regional growth centers, at levels consistent with the Regional Growth Strategy, and at densities that maximize high-capacity transit.

DP-32 Designate regional growth centers in the Countywide Planning Policies where city-nominated locations meet the criteria in the King County Centers Designation Framework, as adopted in Appendix 6. Regional growth centers should be limited in number and located on existing or planned high-capacity transit corridors to provide a framework for targeted private and public investments that support regional land use and transportation goals.

DP-33 Establish subarea plans for designated regional and countywide centers that meet the criteria in the King County Centers Designation Framework, as adopted in Appendix 6.

DP-34 Evaluate the potential physical, economic, and cultural displacement of residents and businesses in regional growth centers and high-capacity transit station areas, particularly for Black, Indigenous, and other People of Color communities; immigrants and refugees, low-income populations; disabled communities; and other communities at greatest risk of displacement. Use a range of strategies to mitigate identified displacement impacts.

Manufacturing/ Industrial Centers

DP-35 Designate and accommodate industrial employment growth in a network of regional and countywide industrial centers to support economic development and middle-wage jobs in King County. Designate these centers based on nominations from cities and after determining that:

a) The nominated locations meet the criteria set forth in the King County Centers Designation Framework and the criteria established by the Puget Sound Regional Council for regional manufacturing/industrial centers;
b) The proposed center's location will promote a countywide system of manufacturing/ industrial centers with the total number of centers representing a realistic growth strategy for the county; and
c) The city's commitments will help ensure the success of the center.

DP-36 Minimize or mitigate potential health impacts of the activities in manufacturing/industrial centers on residential communities, schools, open space, and other public facilities.

Countywide and Local Centers

DP-37 Designate countywide centers in the Countywide Planning Policies where locations meet the criteria in the King County Centers Designation Framework, as adopted in Appendix 6. Countywide centers shall have zoned densities that support high-capacity transit and be located on existing or planned transit corridors.

DP-38 Support the designation of local centers, such as city or neighborhood centers, transit station areas, or other activity nodes, where housing, employment, and services are accommodated in a compact form and at sufficient densities to support transit service and to make efficient use of urban land.

DP-39 Evaluate the potential physical, economic, and cultural displacement of residents and businesses in countywide and local centers, particularly for Black, Indigenous, and other People of Color communities; immigrants and refugees, low-income populations; disabled communities; and other communities at greatest risk of displacement. Use a range of strategies to mitigate identified displacement impacts.

Urban Design and Historic Preservation

The countywide vision includes elements of urban design and form intended to integrate urban development into existing built and natural environments in ways that enhance urban and natural settings to create vibrant places. These elements promote public health, include high

quality design, context sensitive infill and redevelopment, historic preservation, and cultural awareness, as well as the interdependence of urban and rural and agricultural lands and uses.

Goal statement: *The built environment in both urban and rural settings achieves high quality design that recognizes and enhances, where appropriate, existing natural and urban settings and human health and dignity.*

DP-40 Plan for neighborhoods or subareas to encourage infill and redevelopment, reuse of existing buildings and underutilized lands, and provision of adequate public spaces, in a manner that enhances public health, existing community character, and mix of uses. Neighborhood and subarea planning should include equitable engagement with Black, Indigenous, and other People of Color communities; immigrants and refugees; people with low-incomes; people with disabilities; and communities with language access needs.

DP-41 Promote a high quality of design and site planning throughout the Urban Growth Area. Provide for connectivity in the street network to accommodate walking, bicycling, and transit use to promote health and well-being.

DP-42 Preserve significant historic, visual, archeological, cultural, architectural, artistic, and environmental features, especially where growth could place these resources at risk. Support cultural resources and institutions that reflect the diversity of the community. Where appropriate, designate individual features or areas for protection or restoration. Encourage land use patterns and adopt regulations that protect historic resources and sustain historic community character while allowing for equitable growth and development.

DP-43 Create and protect systems of green infrastructure, such as urban forests, parks, green roofs, and natural drainage systems, in order to reduce climate-altering pollution and increase resilience of communities to climate change impacts. Prioritize neighborhoods with historical underinvestment in green infrastructure.

DP-44 Design communities, neighborhoods, and individual developments using techniques that reduce heat absorption, particularly in regional and countywide centers and residential neighborhoods with less tree canopy and open spaces.

DP-45 Adopt flexible design standards, parking requirements, incentives, or guidelines that foster green building, multimodal transportation, and infill development that enhances the existing or desired urban character of a neighborhood/community. Ensure adequate code enforcement so that flexible regulations are appropriately implemented.

Rural Area and Natural Resource Lands

The Rural Area and Natural Resource Lands encompass all areas outside of the Urban Growth Area and include Vashon Island in Puget Sound and the area just east of the Urban Growth Area all the way to the crest of the Cascade Mountains.

Rural Area

The Rural Area is characterized by low density development with a focus on activities that are dependent on the land such as small-scale farming and forestry. The Rural Area also provides important environmental and habitat functions and is critical for salmon recovery. The location of the Rural Area, between the Urban Growth Area and designated Natural Resource Lands, helps to protect commercial agriculture and timber from incompatible uses. The Rural Area, outside of the Cities in the Rural Area, is to remain in unincorporated King County and is to be provided with a rural level of service.

Goal Statement: *The Rural Area geography is stable and the level and pattern of growth within it provide for a variety of landscapes and open space lands, maintains diverse low-density communities, and supports rural economic activities based on sustainable stewardship of the land.*

DP-46 Provide opportunities for residential and employment growth within Cities in the Rural Area at levels consistent with adopted growth targets. Growth levels should not create pressure for conversion of nearby Rural or Natural Resource lands, nor pressure for extending or expanding urban services, infrastructure, and facilities such as roads or sewer across or into the Rural Area. Transit service may cross non-urban lands to serve Cities in the Rural Area.

DP-47 Limit growth in the Rural Area to prevent sprawl and the overburdening of rural services, minimize the need for new rural infrastructure, maintain rural character, and protect open spaces and the natural environment. To limit growth pressure in the Rural Area, locate services in Cities in the Rural Area and cities that border the rural area.

DP-48 Limit residential development in the Rural Area to housing at low densities that are compatible with rural character and comply with the following density guidelines:

a) One home per 20 acres where a pattern of large lots exists and to buffer Forest Protection Districts and Agricultural Districts;
b) One home per 10 acres where the predominant lot size is less than 20 acres; or
c) One home per five acres where the predominant lot size is less than 10 acres.

Allow limited clustering within development sites to prevent development on environmentally critical lands or on productive forest or agricultural lands, but not to exceed the density guidelines cited in (a) through (c).

DP-49 Limit the extension of urban infrastructure improvements through the Rural Area to only cases where it is necessary to serve the Urban Growth Area and where there are no other feasible alignments. Such limited extensions may be considered only if land use controls are in place to restrict uses appropriate for the Rural Area and only if access management controls are in place to prohibit tie-ins to the extended facilities.

DP-50 Establish rural development standards and strategies to ensure all development protects the natural environment, including farmlands and forest lands, by using seasonal and maximum clearing limits for vegetation, limits on the amount of impervious surface, surface water management standards that preserve natural drainage systems, water quality and groundwater recharge, and best management practices for resource-based activities.

DP-51 Mitigate negative impacts of industrial-scale development that occurs within the Rural Area.

DP-52 Except as provided in Appendix 5 (March 31, 2012 School Siting Task Force Report), limit new nonresidential uses located in the Rural Area to those that are demonstrated to serve the Rural Area, unless the use is dependent upon a rural location. Such uses shall be of a size, scale, and nature that is consistent with rural character.

DP-53 Allow cities that own property in the Rural Area to enter into interlocal agreements with King County to allow the cities to provide services to the properties they own as long as the cities agree to not annex the property or serve it with sewers or any infrastructure at an urban level of service. The use of the property must be consistent with the Rural Area policies in the Countywide Planning Policies and the King County Comprehensive Plan.

Natural Resource Lands

Natural Resource Lands are designated areas with long-term commercial significance for agriculture, forestry, and mining. The use and designation of these lands are to be permanent, in accordance with the Growth Management Act. King County has maintained this base of agriculture and forest lands despite the rapid growth of the previous decades. The Natural Resource Lands are to remain in unincorporated King County but their benefit and significance is felt throughout the county into the cities. Within cities, farmers markets are becoming important and sought-after neighborhood amenities.

The forests of the Pacific Northwest are some of the most productive in the world and King County has retained two-thirds of the county in forest cover. Large scale forestry is a traditional land use in the eastern half of King County and remains a significant contributor to the rural economy. In addition, forests provide exceptional recreational opportunities, including downhill and cross-country skiing, mountain biking, hiking, and backpacking.

Goal Statement: *Natural Resource Lands are valuable long-term assets of King County and are renowned for their productivity and sustainable management.*

DP-54 Promote and support forestry, agriculture, mineral extraction, and other resource-based industries outside of the Urban Growth Area as part of a diverse and sustainable regional economy. Avoid redesignating Natural Resource Lands to Rural.

DP-55 Conserve commercial agricultural and forestry resource lands primarily for their long-term productive resource value and for the open space, scenic views, wildlife habitat, and critical area protection they provide. Limit the subdivision of land so that parcels remain large enough for commercial resource production.

DP-56 Encourage best practices in agriculture and forestry operations for long-term protection of the natural resources and habitat.

DP-57 Prohibit annexation of lands within designated Agricultural Production Districts or within Forest Production Districts by cities.

DP-58 Retain the Lower Green River Agricultural Production District as a regionally designated resource that is to remain in unincorporated King County.

DP-59 Prevent incompatible land uses adjacent to designated Natural Resource Lands to avoid interference with their continued use for the production of agricultural, mining, or forest products.

DP-60 Support agricultural, farmland, and aquatic uses that enhance the food system, and promote local production and processing of food to reduce the need for long distance transport and to increase the reliability and security of local food. Promote activities and infrastructure, such as farmers markets, farm worker housing and agricultural processing facilities, that benefit both cities and farms by improving access to locally grown agricultural products.

DP-61 Support institutional procurement policies that encourage purchases of locally grown food products.

DP-62 Ensure that extractive industries and industrial-scale operations on resource lands maintain environmental quality, minimize negative impacts on adjacent lands, and that an appropriate level of reclamation occurs prior to redesignation.

DP-63 Use a range of tools, including land use designations, development regulations, level-of-service standards, and transfer or purchase of development rights to preserve Rural and Natural Resource Lands and focus urban development within the Urban Growth Area.

DP-64 Use transfer of development rights to shift potential development from the Rural Area and Natural Resource Lands into the Urban Growth Area, consistent with the Regional Growth Strategy. Implement transfer of development rights within King County through a partnership between the County and cities that is designed to:

a) Identify rural and resource sending sites that satisfy countywide conservation goals and are consistent with regionally coordinated transfer of development rights efforts;
b) Preserve rural and resource lands of compelling interest countywide and to participating cities;
c) Identify appropriate transfer of development rights receiving areas within cities;
d) Identify incentives for city participation in regional transfer of development rights (i.e. county-to-city transfer of development rights);
e) Develop interlocal agreements that allow rural and resource land development rights to be used in city receiving areas;
f) Identify and secure opportunities to fund or finance infrastructure within city transfer of development rights receiving areas; and
g) Be compatible with existing within-city transfer of development rights programs.

HOUSING

The Countywide Planning Policies in the Housing Chapter support a range of affordable, accessible, and healthy housing choices for current and future residents across King County. Further, they respond to the legacy of discriminatory housing and land use policies and practices (e.g., redlining, racially restrictive covenants, exclusionary zoning, etc.) that have led to significant racial and economic disparities in access to housing and neighborhoods of choice. These disparities affect equitable access to well-funded schools, healthy environments, open space, and employment.

The policies reflect the region's commitment to addressing the 2018 findings of the Regional Affordable Housing Task Force (Task Force). Key findings include:

- Dramatic housing price increases between 2012 and 2017 resulted in an estimated 156,000 extremely low-, very low-, and low-income households spending more than 30 percent of their income on housing (housing cost burdened); and
- Black, Hispanic, Indigenous, and extremely low-income households are among those most disproportionately impacted by housing cost burden.

Building on the Task Force's work, this chapter establishes goals and policies to ensure all jurisdictions in King County plan for and accommodate their allocated share of existing and projected housing needs of the county and comply with the Growth Management Act requirements for housing elements in Revised Code of Washington 36.70A.020 and 36.70A.070 and the Countywide Planning Policies in this chapter.

While significant new housing growth is necessary to reach overall King County housing growth targets, new housing growth will not sufficiently address the housing needs for lower-income households without additional government support for the creation of units restricted to income-eligible households—both rent-restricted units and resale restricted homes ("income-restricted units"); and the preservation of homes currently affordable at or below 80 percent of area median income. Local jurisdictions can create enabling environments and generate local revenue to support new housing development and housing preservation, but successful implementation requires resources and involvement from other levels of government, nonprofits, and the private sector.

Housing unit production is one, but not the only means to measure whether a jurisdiction has planned for and accommodated housing needs. Success will primarily be defined by whether a jurisdiction has adopted and implemented policies and plans that, taken together and in light of available resources, can be reasonably expected to support and enable the production or preservation of units needed at each affordability level. Policies in this chapter do not require

that jurisdictions act outside of current powers or assume full responsibility for the construction of units required to meet housing needs articulated in policy H-1.

These Countywide Planning Policies also recognize that housing affordability varies significantly across jurisdictions. In addressing housing needs, less affordable jurisdictions will need to focus actions on increasing affordability for low-income households while more affordable jurisdictions will need to focus actions on preserving affordable homes at risk of price increases. All communities must address housing need where it is greatest—housing affordable to extremely low-income households.

The policies below set a framework for individual and collective action and accountability to meet countywide needs and eliminate disparities in access to housing and neighborhoods of choice. They first establish the amount of countywide housing needs a jurisdiction must plan for and accommodate in a manner that seeks to increase housing choice and begin to address disparities in housing choice throughout King County. The policies then guide jurisdictions through a five-step process:

1. conduct a housing inventory and analysis;
2. implement policies and strategies to meet housing needs equitably;
3. review comprehensive plans;
4. monitor and report; and
5. adjust strategies to meet housing needs.

Overarching Goal: *Provide a full range of affordable, accessible, healthy, and safe housing choices to every resident in King County. All jurisdictions work to:*

- *preserve, improve, and expand their housing stock;*
- *promote fair and equitable access to housing for all people; and*
- *take actions that eliminate race-, place-, ability-, and income-based housing disparities.*

H-1 Plan for and accommodate the jurisdiction's allocated share of countywide future housing needs for moderate-, low-, very low-, and extremely low-income households as well as emergency housing, emergency shelters, and permanent supportive housing. Sufficient planning and accommodations are those that comply with the Growth Management Act requirements for housing elements in Revised Code of Washington 36.70A.020 and 36.70A.070, that outline regulatory and nonregulatory measures to implement the comprehensive plan (Washington Administrative Code 365-196-650), and that comply with policies articulated in this chapter. Projected countywide and jurisdictional net new housing needed to reach projected future need for the planning period is shown in Table H-1.[1]

[1] Refer to Table H-2 in Appendix 4 for countywide and jurisdictional future housing needed in 2044 and baseline housing supply in 2019.

Table H-1: King County Countywide and Jurisdictional Housing Needs 2019-2044

		Countywide Net New Permanent Housing Units Needed, 2019-2044[2]								Countywide Net New Emergency Housing Needs[3]
		Total	0 to ≤30% Non-PSH	0 to ≤30% PSH	>30 to ≤50%	>50 to ≤80%	>80 to ≤100%	>100 to ≤120%	>120%	
Countywide Total Future Housing Needed: 2044		1,269,628	113,790	49,064	139,718	177,590	195,934	136,061	457,471	65,054
Countywide Baseline Housing Supply: 2019[4]		960,951	32,213	6,168	91,505	155,214	181,009	119,133	375,709	6,071
Countywide Net New Housing Needed: 2019-2044		308,677	81,577	42,896	48,213	22,376	14,925	16,928	81,762	58,983
		Jurisdictional Net New Permanent Housing Units Needed, 2019-2044								**Jurisdictional Net New Emergency Housing Needs**
		Total	**0 to ≤30% Non-PSH**	**0 to ≤30% PSH**	**>30 to ≤50%**	**>50 to ≤80%**	**>80 to ≤100%**	**>100 to ≤120%**	**>120%**	
Metropolitan Cities	Bellevue	35,000	11,925	6,270	8,780	2,671	703	798	3,853	6,688
	Seattle	112,000	28,572	15,024	19,144	7,986	5,422	6,150	29,702	21,401
Core Cities	Auburn	12,000	1,543	812	309	616	1,146	1,299	6,275	2,293
	Bothell	5,800	2,100	1,105	819	654	147	167	808	1,108
	Burien	7,500	1,444	759	524	407	574	650	3,142	1,433
	Federal Way	11,260	1,799	946	842	208	981	1,112	5,372	2,152
	Issaquah	3,500	1,093	575	868	460	66	75	363	669
	Kent	10,200	1,872	984	788	318	820	929	4,489	1,949
	Kirkland	13,200	4,842	2,546	3,052	1,022	228	259	1,251	2,522
	Redmond	20,000	7,025	3,694	3,870	2,765	348	394	1,904	3,822
	Renton	17,000	4,110	2,161	1,624	1,019	1,062	1,205	5,819	3,248
	SeaTac	5,900	646	340	183	143	603	683	3,302	1,127
	Tukwila	6,500	896	471	274	214	610	692	3,343	1,242

[2]The countywide need projections are derived from the Washington State Department of Commerce and were adjusted to align with the adopted housing growth targets for the planning period to ensure jurisdictions are planning for growth that is consistent with the goals of the Development Patterns Chapter.

[3] "Emergency Housing" includes emergency housing and emergency shelter and is in addition to permanent housing needs.

[4] Data on baseline housing supply is estimated using 2020 Office of Financial Management data on total housing units, and 2014-2018 Comprehensive Housing Affordability Strategy and 2020 Public Use Microdata Sample data on the distribution of units at different income levels. These data sources are used to align with Department of Commerce countywide need baseline data, even though the King County growth target setting process began in 2019.

		Jurisdictional Net New Permanent Housing Units Needed, 2019-2044								Jurisdictional Net New Emergency Housing Needs
		Total	0 to ≤30% Non-PSH	0 to ≤30% PSH	>30 to ≤50%	>50 to ≤80%	>80 to ≤100%	>100 to ≤120%	>120%	
High Capacity Transit Communities	Des Moines	3,800	790	415	231	227	281	318	1,538	726
	Kenmore	3,070	1,063	559	483	393	75	85	412	587
	Lake Forest Park	870	313	164	143	140	14	16	80	166
	Mercer Island	1,239	339	178	202	488	4	5	23	237
	Newcastle	1,480	627	329	433	22	9	10	50	283
	Shoreline	13,330	3,617	1,902	2,710	740	573	650	3,138	2,547
	Woodinville	2,033	854	449	354	156	29	33	158	388
Cities and Towns	Algona	170	32	17	8	7	14	16	76	32
	Beaux Arts[5]	1	1	-	-	-	-	-	-	-
	Black Diamond	2,900	745	392	203	410	151	171	828	554
	Carnation	799	239	126	23	85	43	48	235	153
	Clyde Hill	10	3	2	2	3	-	-	-	2
	Covington	4,310	1,016	535	603	-	283	321	1,552	824
	Duvall	890	268	141	-	266	28	32	155	170
	Enumclaw	1,057	162	85	39	61	93	106	511	202
	Hunts Point[5]	1	1	-	-	-	-	-	-	-
	Maple Valley	1,720	542	285	320	26	72	81	394	329
	Medina	19	5	3	3	8	-	-	-	4
	Milton	50	13	7	-	8	3	3	16	10
	Normandy Park	153	41	21	32	17	6	6	30	29
	North Bend	1,748	433	228	121	221	98	111	536	334
	Pacific	135	23	12	4	6	12	13	65	26
	Sammamish	2,100	950	499	419	232	-	-	-	401
	Skykomish	10	2	1	-	1	1	1	4	2
	Snoqualmie	1,500	472	248	233	82	61	69	335	287
	Yarrow Point	10	4	2	3	1	-	-	-	2

[5] Beaux Arts Village and Hunts Point both have growth targets of one unit, meaning their total need allocated is also one unit. The allocation process divides that unit up into multiple area median income bands, but to get need allocations that are whole numbers, we round all allocations in each area median income band and the emergency housing/shelter category.

		Jurisdictional Net New Permanent Housing Units Needed, 2019-2044								Jurisdictional Net New Emergency Housing Needs
		Total	0 to ≤30% Non-PSH	0 to ≤30% PSH	>30 to ≤50%	>50 to ≤80%	>80 to ≤100%	>100 to ≤120%	>120%	
Urban Unincorporated	Urban Unincorporated[6]	5,412	1,157	608	571	292	366	415	2,003	1,034

H-2 Prioritize the need for housing affordable to households less than or equal to 30 percent area median income (extremely low-income) by implementing tools such as:

a) Increasing capital, operations, and maintenance funding;
b) Adopting complementary land use regulations;
c) Fostering welcoming communities, including people with behavioral health needs;
d) Adopting supportive policies; and
e) Supporting collaborative actions by all jurisdictions.

Conduct a Housing Inventory and Analysis

The Growth Management Act requires an inventory and analysis of existing and projected housing needs as part of each jurisdiction's comprehensive plan housing element. The inventory and needs analysis, together with an evaluation of recent progress to address housing needs, helps cities identify the greatest needs and prioritize strategies to address them. Understanding the impact of discriminatory housing and land use practices and current disparities in access to housing and neighborhoods of choice helps focus policies and programs to achieve equitable housing outcomes. For example, understanding disparities in access to opportunity areas (i.e. areas with high quality schools, jobs, transit and access to parks, open space, and clean air, water, and soil) can identify a need for increased affordability in those areas. Appendix 4 provides further guidance on conducting a housing inventory and analysis.

H-3 Conduct an inventory and analysis in each jurisdiction of existing and projected housing needs of all segments of the population and summarize the findings in the housing element. The inventory and analysis shall include:

a) The number of existing and projected housing units necessary to plan for and accommodate projected growth and meet the projected housing needs articulated in Tables H-1 and H-2, including:

[6] This includes all Potential Annexation Areas within the High Capacity Transit Communities and Urban Unincorporated King County regional geographies.

1) permanent housing needs, which includes units for moderate-, low-, very low-, and extremely low-income households and permanent supportive housing,
2) emergency housing needs, which includes emergency housing and emergency shelters;

b) Number of existing housing units by housing type, age, number of bedrooms, condition, tenure, and area median income limit (for income-restricted units);
c) Number of existing emergency housing, emergency shelters, and permanent supportive housing facilities and units or beds, as applicable;
d) Percentage and geographic distribution of residential land zoned for moderate- and high-density housing and accessory dwelling units in the jurisdiction;
e) Number of income-restricted units and, where feasible, total number of units, within a half-mile walkshed of high-capacity or frequent transit service where applicable and regional and countywide centers;
f) Household characteristics, by race/ethnicity:
   1) income (median and by area median income bracket),
   2) tenure (renter or homeowner),
   3) housing cost burden and severe housing cost burden;
g) Current population characteristics:
   1) age by race/ethnicity,
   2) disability;
h) Projected population growth;
i) Housing development capacity within a half-mile walkshed of high-capacity or frequent transit service, if applicable;
j) Ratio of housing to jobs in the jurisdiction;
k) Summary of existing and proposed partnerships and strategies, including dedicated resources, for meeting housing needs, particularly for populations disparately impacted;
l) The housing needs of people who need supportive services or accessible units, including but not limited to people experiencing homelessness, persons with disabilities, people with medical conditions, and older adults;
m) The housing needs of communities experiencing disproportionate harm of housing inequities including Black, Indigenous, and People of Color; and
n) Areas in the jurisdiction that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and public capital investments.

H-4 Evaluate the effectiveness of existing housing policies and strategies to meet the jurisdiction's housing needs. Identify gaps in existing partnerships, policies, and dedicated resources for meeting housing needs and eliminating racial and other disparities in access to housing and neighborhoods of choice.

H-5 Document the local history of racially exclusive and discriminatory land use and housing practices, consistent with local and regional fair housing reports and other resources. Explain the extent to which that history is still reflected in current development patterns, housing conditions, tenure, and access to opportunity. Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including zoning that may have a discriminatory effect, disinvestment, and infrastructure availability. Demonstrate how current strategies are addressing impacts of those racially exclusive and discriminatory policies and practices. The County will support jurisdictions in identifying and compiling resources to support this analysis.

Collaborate Regionally

Housing affordability is important to regional economic vitality and sustainability. Housing markets do not respect jurisdictional boundaries. For these reasons, this section promotes cross-sectoral and interjurisdictional coordination and collaboration to identify and meet the housing needs of households with extremely low-, very low-, and low-incomes. Collaborative efforts, supported by the work of the Affordable Housing Committee, the Puget Sound Regional Council and other bodies, contribute to producing and preserving affordable housing and coordinating equitable, sustainable development in the county and region. Where individual jurisdictions lack sufficient resources, collective efforts to fund or provide technical assistance for affordable housing development and preservation, and for the creation of strategies and programs, can help to meet the housing needs identified in comprehensive plans. Jurisdictions with similar housing characteristics tend to be clustered geographically. Therefore, there are opportunities for efficiencies and greater impact through interjurisdictional cooperation. Such efforts are encouraged and can be a way to meet a jurisdiction's share of the countywide affordable housing need.

H-6 Collaborate with diverse partners (e.g., employers, financial institutions, philanthropic, faith, and community-based organizations) on provision of resources (e.g., funding, surplus property) and programs to meet countywide housing need.

H-7 Work cooperatively with the Puget Sound Regional Council, subregional collaborations and other entities that provide technical assistance to local jurisdictions to support the development, implementation, and monitoring of strategies that achieve the goals of this chapter.

Implement Policies and Strategies to Meet Housing Needs Equitably

VISION 2050 encourages local jurisdictions to implement strategies to preserve, improve, and expand their housing stock to provide a range of affordable, accessible, healthy, sustainable,

and safe housing choices to every resident. This section supports equitably meeting housing needs through strategies and actions that promote:

- *Distributional equity:* An individual's income race, ethnicity, immigration status, sexual orientation, ability, or income doesn't impact their ability to access housing in the neighborhood of their choice;
- *Cross-generational equity:* The impact of the housing policies we create result in fair and just distribution of benefits and burdens to future generations;
- *Process equity:* The housing policy development, decision-making, and implementation process is inclusive, open, fair, and accessible to all stakeholders; and
- *Reparative policies:* The policies implemented will actively seek to repair harms caused by racially biased policies.

The strategies are grouped by theme:

- Equitable processes and outcomes;
- Increased housing supply, particularly for households with the greatest needs;
- Expanded housing options and increased affordability accessible to transit and employment;
- Expanded housing and neighborhood choice for all residents; and
- Housing stability, healthy homes, and healthy communities

Further detail on the range of strategies for equitably meeting housing needs is contained in Table H-4 in Appendix 4.

Equitable Processes and Outcomes

Working together with households most impacted by the affordable housing crisis helps to tailor solutions to best meet their needs. Taking intentional action to overcome past and current discriminatory policies and practices helps to reduce disparities in access to housing and neighborhoods of choice.

H-8 Collaborate with populations most disproportionately impacted by housing cost burden in developing, implementing, and monitoring strategies that achieve the goals of this chapter. Prioritize the needs and solutions articulated by these disproportionately impacted populations.

H-9 Adopt intentional, targeted actions that repair harms to Black, Indigenous, and other People of Color households from past and current racially exclusive and discriminatory land use and housing practices (generally identified through Policy H-5). Promote equitable outcomes in partnership with communities most impacted.

Increased Housing Supply, Particularly for Households with the Greatest Needs

VISION 2050 encourages local cities to adopt best practices and innovative techniques to meet housing needs. Meeting housing needs will require actions, including commitment of substantial financial resources, by a wide range of private for profit, non-profit, and government entities. Multiple tools will be needed to meet the full range of needs in any given jurisdiction.

H-10 Adopt policies, incentives, strategies, actions, and regulations that increase the supply of long-term income-restricted housing for extremely low-, very low-, and low-income households and households with special needs.

H-11 Identify sufficient capacity of land for housing including, but not limited to income-restricted housing; housing for moderate-, low-, very low-, and extremely low-income households; manufactured housing; multifamily housing; group homes; foster care facilities; emergency housing; emergency shelters; permanent supportive housing; and within an urban growth area boundary, duplexes, triplexes, and townhomes.

H-12 Adopt and implement policies that improve the effectiveness of existing housing policies and strategies and address gaps in partnerships, policies, and dedicated resources to meet the jurisdiction's housing needs.

H-13 Implement strategies to overcome cost barriers to housing affordability. Strategies to do this vary but can include updating development standards and regulations, shortening permit timelines, implementing online permitting, optimizing residential densities, reducing parking requirements, and developing programs, policies, partnerships, and incentives to decrease costs to build and preserve affordable housing.

H-14 Prioritize the use of local and regional resources (e.g., funding, surplus property) for income-restricted housing, particularly for extremely low-income households, populations with special needs, and others with disproportionately greater housing needs. Consider projects that promote access to opportunity, anti-displacement, and wealth building for Black, Indigenous, and People of Color communities to support implementation of policy H-9.

Expanded Housing Options and Increased Affordability Accessible to Transit and Employment

The Regional Growth Strategy accommodates growth in urban areas, focused in designated centers and near transit stations, to create healthy, equitable, vibrant communities well-served by infrastructure and services. As the region invests in transit infrastructure, it must also support affordability in transit areas.

Lack of housing affordability negatively impacts the region's resilience to climate change as people are forced to live far from work, school, and transit, which contributes to climate change through increased transportation emissions and sprawl.

H-15 Increase housing choices for everyone, particularly those earning lower wages, that is co-located with, accessible to, or within a reasonable commute to major employment centers and affordable to all income levels. Ensure there are zoning ordinances and development regulations in place that allow and encourage housing production at levels that improve jobs-housing balance throughout the county across all income levels.

H-16 Expand the supply and range of housing types, including affordable units, at densities sufficient to maximize the benefits of transit investments throughout the county.

H-17 Support the development and preservation of income-restricted affordable housing that is within walking distance to planned or existing high-capacity and frequent transit.

Expanded Housing and Neighborhood Choice for All Residents

Extremely low-, very low-, and low-income residents often have limited choices when seeking an affordable home and neighborhood. The King County Consortium's Analysis of Impediments to Fair Housing Choice found that many Black, Indigenous, and other People of Color communities and immigrant groups face disparities in access to opportunity areas with high quality schools, jobs, transit and access to parks, open space, and clean air, water, and soil. Some of the same groups are significantly less likely to own their home as compared to the countywide average, cutting them off from an important tool for housing stability and wealth building. Further, inequities in housing and land use practices as well as cycles of public and private disinvestment and investment have also resulted in communities vulnerable to displacement. Intentional actions to expand housing choices throughout the community will help address these challenges.

H-18 Adopt inclusive planning tools and policies whose purpose is to increase the ability of all residents in jurisdictions throughout the county to live in the neighborhood of their choice, reduce disparities in access to opportunity areas, and meet the needs of the region's current and future residents by:

a) Providing access to affordable housing to rent and own throughout the jurisdiction, with a focus on areas of high opportunity;
b) Expanding capacity for moderate-density housing throughout the jurisdiction, especially in areas currently zoned for lower density single-family detached housing in the Urban Growth Area, and capacity for high-density housing, where appropriate, consistent with the Regional Growth Strategy;

c) Evaluating the feasibility of, and implementing, where appropriate, inclusionary and incentive zoning to provide affordable housing; and
d) Providing access to housing types that serve a range of household sizes, types, and incomes, including 2+ bedroom homes for families with children and/or adult roommates and accessory dwelling units, efficiency studios, and/or congregate residences for single adults.

H-19 Lower barriers to and promote access to affordable homeownership for extremely low-, very low-, and low--income, households. Emphasize:

a) Supporting long-term affordable homeownership opportunities for households less than or equal to 80 percent area median income (which may require up-front initial public subsidy and policies that support diverse housing types); and
b) Remedying historical inequities in and expanding access to homeownership opportunities for Black, Indigenous and People of Color communities.

H-20 Adopt and implement policies that address gaps in partnerships, policies, and dedicated resources to eliminate racial and other disparities in access to housing and neighborhoods of choice.

H-21 Adopt policies and strategies that promote equitable development and mitigate displacement risk, with consideration given to the preservation of historical and cultural communities as well as investments in low-, very low-, extremely low-, and moderate-income housing production and preservation; dedicated funds for land acquisition; manufactured housing community preservation, inclusionary zoning; community planning requirements; tenant protections; public land disposition policies; and land that may be used for affordable housing. Mitigate displacement that may result from planning efforts, large-scale private investments, and market pressure. Implement anti-displacement measures prior to or concurrent with development capacity increases and public capital investments.

H-22 Implement, promote, and enforce fair housing policies and practices so that every person in the county has equitable access and opportunity to thrive in their communities of choice, regardless of their race, gender identity, sexual identity, ability, use of a service animal, age, immigration status, national origin, familial status, religion, source of income, military status, or membership in any other relevant category of protected people.

Housing Stability, Healthy Homes, and Healthy Communities

H-23 Adopt and implement policies that protect housing stability for renter households; expand protections and supports for moderate-, low-, very low-, and extremely low-income renters and renters with disabilities.

H-24 Adopt and implement programs and policies that ensure healthy and safe homes.

H-25 Plan for residential neighborhoods that protect and promote the health and well-being of residents by supporting equitable access to parks and open space, safe pedestrian and bicycle routes, clean air, soil and water, fresh and healthy foods, high-quality education from early learning through K-12, affordable and high-quality transit options and living wage jobs and by avoiding or mitigating exposure to environmental hazards and pollutants.

Review, Monitor, Report, and Adjust

The following policies guide a housing comprehensive planning review, monitoring, reporting and adjustment process conducted by the Affordable Housing Committee, Growth Management Planning Council, and King County. This process ensures plans are coordinated and consistent with countywide housing goals and policies, increases the likelihood of housing-related plan implementation to ensure needs are met, and provides jurisdictions with a periodic opportunity for adjustments and continual improvement in between comprehensive plan periodic updates.

Review Comprehensive Plans

H-26 The Growth Management Planning Council or its designee will conduct a housing-focused review of all King County jurisdiction's draft periodic comprehensive plan updates for alignment with the Housing Chapter goals and policies prior to plan adoption and provide comments. The purpose of plan review is to:

a) offer early guidance and assistance to jurisdictions on comprehensive plan alignment with the CPP Housing Chapter;
b) ensure plans address all Housing Chapter goals and policies and include required analyses;
c) evaluate the meaningfulness of plan responses to policies in this chapter, where meaningful responses can be reasonably expected to achieve a material, positive change in the jurisdiction's ability to meet housing needs; and
d) collect data on jurisdictional implementation details to inform future monitoring and evaluation during the remainder of the planning period.

Monitor and Report

Each jurisdiction has a responsibility to plan for and accommodate its share of the countywide housing need. The County and cities will collect and report housing data at least annually to help evaluate progress in achieving the goals and advancing the policies of this chapter. The County will help coordinate a necessary data collection and reporting process with cities. Further detail on monitoring and reporting procedures is contained in Appendix 4.

H-27 Monitor progress toward meeting countywide and jurisdictional housing needs and eliminating disparities in access to housing and neighborhood choices. Where feasible, use existing regional and jurisdictional reports and monitoring tools and collaborate to reduce duplicative reporting.

a) Jurisdictions, including the County for unincorporated areas, will report annually to the County:
    1) In the first reporting year, total income-restricted units, total units, by tenure, area median income limit, address, and term of rent and income restrictions, for which the jurisdiction is a party to affordable housing covenants on the property title created during the reporting period. In future years, report new units created and units with affordability terms that expired during the reporting period;
    2) Description and magnitude of land use or regulatory changes to increase zoned residential capacity including, but not limited to, single-family, moderate-density, and high-density;
    3) New strategies (e.g., land use code changes, dedicated fund sources, conveyance of surplus property) implemented during the reporting period to advance the policies of this chapter. This includes strategies to increase housing diversity, strategies to increase the supply of income-restricted units in the jurisdiction and implementation details identified in the jurisdiction's comprehensive plan; and
    4) The value of jurisdictional contributions to subregional collaborations to support preservation or creation of income-restricted housing within the subregion made during the reporting period. Contributions may include, but are not limited to, cash loans and grants, land, and fee waivers.
b) The County will, where feasible, consolidate housing data across jurisdictions and report annually on:
    1) Countywide housing inventory of:
        i. Total housing units, by affordability to area median income bands;
        ii. Total income-restricted units, by area median income limit;
        iii. Number of units lost to demolition, redevelopment, or conversion to non-residential use during the reporting period;
        iv. Of total housing units, net new housing units created during the reporting period and what type of housing was constructed, broken down by at least single-family, moderate-density housing types, and high-density housing types;
        v. Total income-restricted units by tenure, area median income limit, location, created during the reporting period, starting in 2021;
        vi. Total net new income-restricted units and the term of rent and income restrictions created during the reporting period, starting in December 2022;
        vii. Share of households by housing tenure by jurisdiction; and
        viii. Zoned residential capacity percentages broken down by housing type/number of units allowed per lot;

2) The County's new strategies (e.g., dedicated fund sources, conveyance of surplus property) implemented during the reporting period to increase the supply of restricted units in the county, including geographic allocation of resources;
3) The County's new strategies implemented during the reporting period to reduce disparate housing outcomes and expand housing and neighborhood choice for Black, Indigenous, and other People of Color households and other population groups identified through policy H-5;
4) Number of income-restricted units within a half mile walkshed of a high-capacity or frequent transit stations in the county;
5) Share of households with housing cost burden, by income band, race, and ethnicity;
6) Tenant protection policies adopted by jurisdictions in King County; and
7) Number of individuals and households experiencing homelessness, by race and ethnicity.

c) Where feasible:
   1) Jurisdictions will collaborate to report net new units accessible to persons with disabilities; and
   2) King County will collaborate with the King County Regional Homelessness Authority and public funders to report total net new permanent supportive housing, emergency housing, and emergency shelter units/beds.

H-28 The County will provide necessary, ongoing information on jurisdictions' progress toward planning for and accommodating their housing needs using public-facing tools such as the King County's Affordable Housing Dashboard. The Affordable Housing Committee will establish standardized benchmarks, housing data trends, and comparative standards to aid in assessing local progress relative to countywide trends and other jurisdictions. Measurement will include at a minimum, the meaningful actions taken by a jurisdiction to implement their comprehensive plan housing element, housing unit production within jurisdictions, as well as credit jurisdictions for direct funding and other contributions to support the preservation or creation of income-restricted units through subregional collaborations.

Adjust Strategies to Meet Housing Needs

H-29 Five years after adoption of a periodic update to a comprehensive plan, the Growth Management Planning Council or its designee will review monitoring and reporting data collected through annual reporting and other local data and analysis. The Growth Management Planning Council will identify significant shortfalls in planning for and accommodating housing needs, provide findings that describe the nature of the shortfalls, and make recommendations that jurisdictions take action to address shortfalls. Jurisdictions with significant shortfalls shall identify and implement actions to address the shortfalls, such as amending the comprehensive plan, land use regulations, or other legislative or administrative actions. Implementation of this policy shall be coordinated with the requirement in Revised Code of Washington

36.70A.130(9)(c) to produce and take actions pursuant to a five-year implementation progress report.

ECONOMY

Overarching Goal: *All people throughout King County have opportunities to prosper and enjoy a high quality of life through economic growth and job creation.*

The Countywide Planning Policies in the Economy Chapter support the economic growth and sustainability of King County's economy. A strong and healthy economy results in business development, job creation, and investment in our communities. The Economy Chapter reflects and supports the Regional Economic Strategy and VISION 2050's economic policies, which emphasize the economic value of business, people, and place.

The Regional Economic Strategy is the region's comprehensive economic development strategy and serves as the VISION 2050 economic functional plan. VISION 2050 integrates the Regional Economic Strategy with growth management, transportation, and environmental objectives to:

- Support critical economic foundations, such as education, infrastructure, technology, and quality of life; and
- Promote the region's specific industry clusters: aerospace, advanced manufacturing, clean technology, information technology, life sciences, logistics and international trade, military, and tourism.

Each local community will have an individual focus on economic development, while the region's prosperity will benefit from coordination between local plans and the regional vision that take into account the county's and the region's overall plan for growth.

EC-1 Coordinate local and countywide economic policies and strategies with VISION 2050 and the Regional Economic Strategy.

EC-2 Support economic growth that accommodates employment growth targets (see Table DP-1) through local land use plans, infrastructure development, and implementation of economic development strategies. Prioritize growth of a diversity of middle-wage jobs and prevent the loss of such jobs from the region.

EC-3 Support industry clusters and their related subclusters that are integral components of the Regional Economic Strategy and King County's economy. Emphasize support for clusters that are vulnerable or threatened by market forces, provide middle-wage jobs, play an outsized role in the local economy, or have significant growth potential.

EC-4 Evaluate the performance of economic development policies and strategies in business development and middle-wage job creation. Identify and track key economic metrics to help

jurisdictions and the county as a whole evaluate the effectiveness of local and regional economic strategies.

Business Development

Business creation, retention, expansion, and recruitment are the foundations of a strong economy. The success of the economy in the county depends on opportunities for business formation and growth. Our communities play a significant role through local government actions, such as by making regulations more predictable, by engaging in public-private partnerships, and by nurturing a business-supportive culture, particularly for Black, Indigenous, and other People of Color; immigrant and refugee; LGBTQIA+; disabled; and women-owned businesses.

These policies seek to integrate the concept of healthy communities as part of the county's economic objectives by calling for support of the regional food economy, including production, processing, wholesaling, and distribution of the region's agricultural food and food products.

EC-5 Help businesses thrive through:

- Transparency, efficiency, and predictability of local regulations and policies;
- Communication and partnerships between business, government, schools, civic and community organizations, and research institutions; and
- Government contracts with local businesses.

EC-6 Foster the retention and development of businesses and industries that manufacture goods and provide services for export.

EC-7 Promote an economic climate that is supportive of business formation, expansion, and retention, and that emphasizes the importance of small businesses, locally owned businesses, women-owned businesses, and businesses with Black, Indigenous, and other People of Color; immigrant and refugee; LGBTQIA+; disabled; and women-owned or -led businesses, in creating jobs.

EC-8 Foster a broad range of public-private partnerships to implement economic development policies, programs, and projects, including partnerships with community groups. Ensure such partnerships share decision-making power with and spread benefits to community groups.

EC-9 Use partnerships to foster connections between employers, local vocational and educational programs, and community needs.

EC-10 Identify, support, and leverage key regional and local assets to the economy, including assets that are unique to our region's position as an international gateway, such as major

airports, seaports, educational facilities, research institutions, health care facilities, long-haul trucking facilities, and manufacturing facilities.

EC-11 Support the regional food economy including the production, processing, wholesaling, and distribution of the region's agricultural food and food products to all King County communities. Emphasize improving access for communities with limited healthy, affordable, and culturally relevant food options.

People

People, through their training, knowledge, skills, and cultural background, add value to the region's economy. Creating an economy that provides opportunities for all, particularly with a focus on those communities historically most disadvantaged, can help to alleviate problems of poverty and income disparity.

A diversity of jobs at a variety of wages, skill levels, and educational requirements ensure a robust economy that provides access to opportunity for everyone. Jobs that can support a household or family without significant educational requirements often referred to as "middle-wage" jobs, play a unique role in advancing equity. Given the barriers in access throughout the educational, banking, and other institutional systems, these middle-wage jobs provide key avenues for financial self-sufficiency and wealth building. Jobs in this range predominate in more locally held, smaller- and medium-sized businesses and manufacturers, such as accountants, machinists, or technicians. King County seeks to encourage new small business formation whenever possible and prevent displacement of industries and businesses that have a diversity of occupations or concentrations in those middle skills most associated with middle wage.

To support middle-wage jobs and career training for residents of economically distressed areas, priority hire policies require developers to hire local workers and businesses when development projects are above a certain budget threshold and receive public funding.

EC-12 Work with schools and other institutions to increase graduation rates and sustain a highly educated and skilled local workforce. This includes aligning job training and education offerings that are consistent with the skill needs of the region's industry clusters. Identify partnership and funding opportunities where appropriate. Align and prioritize workforce development efforts with Black, Indigenous, and other People of Color communities; immigrant and refugees; and other marginalized communities.

EC-13 Promote the local workforce through priority hire programs that create middle-wage employment opportunities in historically disadvantaged communities.

EC-14 Celebrate the cultural diversity of local communities as a means to enhance social capital, neighborhood cohesion, the county's global relationships, and support for cultural and arts institutions.

EC-15 Eliminate and correct for historical and ongoing disparities in income, employment, and wealth building opportunities for Black, Indigenous, and other People of Color; women; and other intersecting marginalized identities.

EC-16 Direct investments to community and economic development initiatives that elevate equitable economic opportunity for those communities most marginalized and impacted by disinvestment and economic disruptions.

Places

Economic activity in the county predominantly occurs within the Urban Growth Area, including regional growth centers and manufacturing/industrial centers, which tend to be where middle-wage jobs predominate. Continuing to guide local investments to these centers will help provide the support needed to sustain the economy and provide greater predictability to businesses about where capital improvements will be located, as well as meet other goals related to supporting equitable growth. In addition to making productive use of urban land, economic activity adds to the culture and vitality of our local communities.

While King County moves towards an economy dominated by high-tech and medical services, subregions within the County are hosts to concentrations in other sectors and have experienced job growth in the construction, warehousing, and transportation sectors as real estate pricing recalibrates the geography of jobs. Even as Seattle's share of manufacturing sector jobs has fallen since 2008, South King County's cities such as Kent, Auburn, and Renton have seen commensurate increases in manufacturing—and are competing with neighboring Snohomish and Pierce County to retain this critical industry. The policies below take a proactive approach to maintaining King County's role as the home to internationally significant manufacturing and industrial centers and the industries and businesses that make them what they are.

The Rural Area and Natural Resource Lands are important for their contribution to the regional food network, mining, timber, and craft industries, while cities are important for providing access to services and being the economic centers for the surrounding Rural Area.

EC-17 Concentrate economic and employment growth in designated regional, countywide, and local centers through local investments, planning, and financial policies.

EC-18 Make local investments to maintain and expand infrastructure and services that support local and regional economic development strategies. Focus investment where it encourages growth in designated centers and helps achieve employment targets.

EC-19 Add to the vibrancy and sustainability of our communities and the health and well-being of all people through safe and convenient access to local services, neighborhood-oriented retail, purveyors of healthy food (e.g., grocery stores and farmers markets), and transportation choices.

EC-20 Promote the natural environment as a key economic asset and work to improve access to it as an economic driver. Work cooperatively with local businesses to protect and restore the natural environment in a manner that is equitable, efficient, predictable, and complements economic prosperity.

EC-21 Encourage private, public, and non-profit sectors to incorporate environmental stewardship and social responsibility into their practices. Encourage development of established and emerging industries, technologies and services that promote environmental sustainability, especially those addressing climate change and resilience.

EC-22 Maintain an adequate supply of land within the Urban Growth Area to support economic development. Inventory, plan for, and monitor the land supply and development capacity for, manufacturing/industrial, commercial, and other employment uses that can accommodate the amount and types of economic activity anticipated during the planning period.

EC-23 Support manufacturing/industrial centers with land use policies that protect industrial land, retain and expand industrial employment, support a diverse regional economy, and provide for the evolution of these Centers to reflect industrial business trends, including in technology and automation. Prohibit or limit non-supporting or incompatible activities that may interfere with the retention and operation of industrial businesses while recognizing that a wider mix of uses, in targeted areas and circumstances, may be appropriate when designed to be supportive of and compatible with industrial employment.

EC-24 Facilitate redevelopment of contaminated sites through local, county, and state financing and other strategies that assist with planning, site design, and funding for environmental remediation.

EC-25 Encourage economic activity within Cities in the Rural Area, at an appropriate size, scale, and type compatible with these communities and that does not create adverse impacts to the surrounding Rural Area and Natural Resource Lands.

EC-26 Encourage commercial and mixed-use development that provides a range of job opportunities throughout the county to create a closer balance between the location of jobs and housing.

EC-27 Develop and implement systems that provide a financial safety net during economic downturns and recovery. Direct resources in ways that reduce inequities and build economic resiliency for those communities most negatively impacted by asset poverty.

EC-28 Ensure public investment decisions protect culturally significant economic assets and advance the business interests of Black, Indigenous, and other People of Color communities; immigrant and refugees; and other marginalized communities.

EC-29 Stabilize and prevent the economic displacement of small, culturally relevant businesses and business clusters during periods of growth, contraction, and redevelopment. Mitigate displacement risks through monitoring and adaptive responses.

TRANSPORTATION

The Regional Growth Strategy identifies a network of walkable, compact, and transit-oriented communities that are the focus of urban development, as well as industrial areas with major employment concentrations. In the Countywide Planning Policies, these communities include countywide designated Urban Centers and Manufacturing/ Industrial Centers, and locally designated local centers. An essential component of the Regional Growth Strategy is an efficient transportation system that provides multiple options for moving people and goods into and among the various centers. Transportation system, in the context of this chapter, is defined as a comprehensive, integrated network of travel modes (e.g., airplanes, automobiles, bicycles, buses, feet, ferries, freighters, trains, trucks) and infrastructure (e.g. sidewalks, trails, streets, arterials, highways, waterways, railways, airports) for the movement of people and goods on a local, regional, national and global scale.

Goals and policies in this chapter build on the 1992 King County Countywide Planning Policies and the Multicounty Planning Policies in VISION 2050. Policies are organized into three sections:

- Supporting Growth – focusing on serving the region with a transportation system that furthers the Regional Growth Strategy;
- Mobility – addressing the full range of travel modes necessary to move people and goods efficiently within the region and beyond; and
- System Operations – encompassing the design, maintenance, and operation of the transportation system to provide for safety, efficiency, and sustainability.

Overarching Goal: *The region is well served by an integrated, multimodal transportation system that supports the regional vision for growth, efficiently moves people and goods, and is environmentally and functionally sustainable over the long term.*

Supporting Growth

An effective transportation system is critical to equitably achieving the Regional Growth Strategy and ensuring that centers are functional and appealing to the residents and businesses they are designed to attract. The policies in this section reinforce the critical relationship between development patterns and transportation and they are intended to guide transportation investments from all levels of government to effectively support local, county, and regional plans to accommodate growth. Policies in this section take a multimodal approach to serving growth, with additional emphasis on transit and non-motorized modes to support planned development in centers.

Goal Statement: *Local and regional development of the transportation system is consistent with and furthers realization of the Regional Growth Strategy.*

T-1 Work cooperatively with the Puget Sound Regional Council, the state, and other relevant agencies to finance and develop an equitable and sustainable multimodal transportation system that enhances regional mobility and reinforces the countywide vision for managing growth. Use VISION 2050, including the Regional Growth Strategy, and the Regional Transportation Plan as the policy and funding framework for creating a system of regional, countywide, local centers connected by a multimodal network including high-capacity transit, bus service, and an interconnected system of roadways, freeways and high-occupancy vehicle lanes.

T-2 Avoid construction of major roads and capacity expansion on existing roads in the Rural Area and Natural Resource Lands. Where increased roadway capacity is warranted to support safe and efficient travel through the Rural Area, appropriate rural development regulations and effective access management should be in place prior to authorizing such capacity expansion in order to make more efficient use of existing roadway capacity and prevent unplanned growth in the Rural Area.

T-3 Increase the share of trips made countywide by modes other than driving alone through coordinated land use planning, public and private investment, and programs focused on centers and connecting corridors, consistent with locally adopted mode split goals.

T-4 Reduce the need for new roadway capacity improvements through investments in transportation system management and operations, pricing programs, and transportation demand management strategies that improve the efficiency of and access to the current system.

T-5 Prioritize transportation investments that provide and encourage alternatives to single-occupancy vehicle travel and increase travel options, particularly to and within centers and along corridors connecting centers.

T-6 Develop station area plans for high-capacity transit stations and mobility hubs based on community engagement. Plans should reflect the unique characteristics, local vision for each station area including transit-supportive land uses, transit rights-of-way, stations and related facilities, multimodal linkages, safety improvements, place-making elements and minimize displacement.

T-7 Support countywide growth management and climate objectives by prioritizing transit service and pedestrian safety in areas where existing housing and employment densities support transit ridership and to designated regional and countywide centers and other areas planned for housing and employment densities that will support transit ridership.

T-8 Implement transportation programs and projects that address the needs of and promote access to opportunity for Black, Indigenous, and other People of Color, people with low and no-incomes, and people with special transportation needs.

T-9 Implement transportation programs and projects that prevent and mitigate the displacement of Black, Indigenous, and other People of Color, people with low and no- incomes, and people with special transportation needs.

T-10 Integrate transit facilities, services, and active transportation infrastructure with public spaces and private developments to create safe and inviting waiting and transfer environments to encourage transit ridership countywide.

T-11 Advocate for state policies, actions, and capital improvement programs that promote equity and sustainability, and that are consistent with the Regional Growth Strategy, VISION 2050, and the Countywide Planning Policies.

T-12 Prioritize funding transportation investments that support countywide growth targets and centers framework, and that enhance multimodal mobility and safety, equity, and climate change goals.

Mobility

Mobility is necessary to sustain personal quality of life and the regional economy. For individuals, mobility requires an effective transportation system that provides safe, reliable, and affordable travel options for people of all ages, incomes, and abilities. While the majority of people continue to travel by personal automobile, there are growing segments of the population (e.g., urban, elderly, teens, low-income, no-income, minorities, and persons with disabilities) that rely on other modes of travel such as walking, bicycling, and public transportation to access employment, education and training, goods and services.

The movement of goods is also of vital importance to the local and regional economy. International trade is a significant source of employment and economic activity in terms of transporting freight, local consumption, and exporting goods. The policies in this section are intended to address use and integration of the multiple modes necessary to move people and goods within and beyond the region. The importance of the roadway network, implicit in the policies of this section, is addressed more specifically in the System Operations section of this chapter.

Goal Statement: *A well-integrated, multimodal transportation system moves people and goods effectively and efficiently to destinations within the region and beyond.*

T-13 Advocate for and pursue new, innovative, and sustainable, funding methods including user fees, tolls, and other progressive pricing mechanisms that reduce the volatility of transit funding and fund the maintenance, improvement, preservation, and operation of the transportation system.

T-14 Promote the mobility of people and goods through a multimodal transportation system based on regional priorities consistent with VISION 2050 and local comprehensive plans.

T-15 Determine if capacity needs can be met from investments in transportation system operations and management, pricing programs, transportation demand management, public transportation, and system management activities that improve the efficiency of the current transportation system, prior to implementing major roadway capacity expansion projects. Focus on investments that are consistent with the Regional Growth Strategy and produce the greatest net benefits to people, especially communities and individuals where needs are greatest, and goods movement that minimize the environmental impacts of transportation.

T-16 Support effective management, maintenance, and preservation of existing air, marine and rail transportation capacity and infrastructure to address current and future capacity needs in cooperation with responsible agencies, affected communities, and users.

T-17 Promote coordinated planning and effective management to optimize the movement of people and goods in the region's aviation system in a manner that minimizes health, air quality, and noise impact to the community, especially frontline communities. Consider demand management alternatives as future aviation growth needs are analyzed, recognizing capacity constraints at existing facilities and the time and resources necessary to build new ones. Support the ongoing process of development of a new commercial aviation facility in Washington State.

T-18 Develop and implement freight mobility strategies that strengthen, preserve, and protect King County's role as a major regional freight distribution hub, an international trade gateway, and a manufacturing area while minimizing negative impacts on the community.

T-19 Address the needs of people who do not drive, either by choice or circumstances (e.g., elderly, teens, low-income, and persons with disabilities), in the development and management of local and regional transportation systems.

T-20 Consider mobility options, connectivity, active transportation access, and safety in the siting and design of transit stations and mobility hubs, especially those that are serviced by high-capacity transit.

T-21 Make transportation investments that improve economic and living conditions so that

industries and workers are retained and attracted to the region and the county.

T-22 Respond to changes in mobility patterns and needs for both people and goods, encouraging partnerships with nonprofit providers and the private sector where applicable.

System Operations

The design, management, and operation of the transportation system influence the region's growth and mobility and they have significant impacts on equity, addressing historical inequities, and our environment. Policies in this section stress the need to make efficient use of existing infrastructure, serve the broad needs of the users, address safety and public health issues, and design facilities that are a good fit for the surroundings. Implementation of the policies will require the use of a wide range of tools including, but not limited to:

- Technologies such as intelligent transportation systems and alternative fuels;
- Demand management programs for parking, commute trip reduction and congestion; and
- Incentives, pricing systems, and other strategies to encourage choices that increase mobility while improving public health and environmental sustainability.

Goal Statement: *A transportation system that is well-designed and managed to protect public investments, promote equitable access, provide mobility, promote public health and safety, and achieve optimum efficiency.*

T-23 Prioritize essential maintenance, preservation, and safety improvements of the existing transportation system to protect mobility, extend useful life of assets, and avoid costly replacement projects.

T-24 Design and operate transportation facilities in a manner that is compatible with and integrated into the natural and built environments in which they are located. Incorporate features such as natural drainage, native plantings, and local design themes that facilitate integration and compatibility.

T-25 Reduce stormwater pollution from transportation facilities and improve fish passage through retrofits and updated design standards. When feasible, integrate with other improvements to achieve multiple benefits and cost efficiencies.

T-26 Develop a resilient transportation system (e.g., roadway, rail, transit, sidewalks, trails, air, and marine) and protect against major disruptions and climate change impacts. Develop prevention, adaptation, mitigation, and recovery strategies and coordinate disaster response plans.

T-27 Promote the use of pricing strategies and transportation system management and operations tools to effectively manage the transportation system and provide an equitable, stable, and sustainable transportation funding source to improve mobility.

T-28 Promote road and transit facility design that includes well-defined, safe, and appealing spaces for pedestrians and bicyclists.

T-29 Design roads, including retrofit projects, to accommodate a range of travel modes within the travel corridor in order to reduce injuries and fatalities, contribute to achieving the state goal of zero deaths and serious injuries, and encourage physical activity.

T-30 Develop a transportation system that minimizes negative health and environmental impacts to all communities, especially Black, Indigenous, and other People of Color communities and low-income communities, that have been disproportionately affected by transportation decisions.

T-31 Provide equitable opportunities for an active, healthy lifestyle by integrating the needs of pedestrians and bicyclists in local transit, countywide, and regional transportation plans and systems.

T-32 Plan and develop a countywide transportation system that supports the connection between land use and transportation, and essential travel that reduces greenhouse gas emissions by advancing strategies that shorten trip length or replace vehicle trips to reduce vehicle miles traveled.

T-33 Apply technologies, programs, and other strategies (e.g., intelligent transportation systems (ITS), first and last mile connections) to optimize the use of existing infrastructure and support equity; improve mobility; and reduce congestion, vehicle miles traveled, and greenhouse gas emissions.

T-34 Promote the expanded use of alternative fuel and zero emission vehicles by the general public with measures such as converting transit, public, and private fleets; applying incentive programs; and providing for electric vehicle charging stations.

PUBLIC FACILITIES AND SERVICES

Overarching Goal: *County residents in both Urban and Rural Areas have timely and equitable access to the public services needed to advance public health and safety, protect the environment, and carry out the Regional Growth Strategy.*

Urban and Rural Levels of Service

The Growth Management Act directs jurisdictions and special purpose districts to provide public facilities and services to support development. The Growth Management Act distinguishes between urban and rural services and states that land within the Urban Growth Area should be provided with a full range of services necessary to sustain urban communities while land within the Rural Area should receive services to support a rural lifestyle. Certain services, such as sanitary sewers, are allowed only in the Urban Growth Area, except as otherwise authorized. The Growth Management Act also requires jurisdictions to determine which facilities are necessary to serve the desired growth pattern and how they will be financed, to ensure timely provision of adequate services and facilities.

PF-1 Provide a full range of urban services in the Urban Growth Area to support the Regional Growth Strategy and adopted growth targets and limit the availability of urban services in the Rural Area consistent with VISION 2050. Avoid locating urban serving facilities in the Rural Area.

Collaboration Among Jurisdictions

More than 100 special purpose districts, including water, sewer, flood control, stormwater, fire, school, and other districts, provide essential services to the residents of King County. While cities are the primary providers of services in the Urban Growth Area, in many parts of the county special purpose districts also provide essential services. Coordination and collaboration among all of these districts, the cities, King County, the tribes, and neighboring counties is key to providing efficient, high-quality, and reliable services to support the Regional Growth Strategy.

PF-2 Provide affordable and equitable access to public services to all communities, especially the historically underserved. Prioritize investments to address disparities.

PF-3 Provide reliable and cost-effective services to the public through coordination among jurisdictions and special purpose districts.

PF-4 Recognize cities as the appropriate providers of services to the Urban Growth Area, either directly or by contract. Extend urban services through the use of special districts only where there are agreements with the city in whose Potential Annexation Area the extension is

proposed. Within the Urban Growth Area, as time and conditions warrant, cities will assume local urban services provided by special service districts.

Utilities

Utilities include infrastructure and services that provide water, sewage treatment and disposal, solid waste disposal, energy, telecommunications, and human and community services. Providing these utilities in a cost-effective way is essential to maintaining the health and safety of King County residents and to implementing the Regional Growth Strategy.

Water Supply

Conservation and efficient use of water resources are vital to ensuring the reliability of the region's water supply, the availability of sufficient water supplies for future generations, and the environmental sustainability of the water supply system.

PF-5 Develop plans for long-term water provision to support growth and to address the potential impacts of climate change and fisheries protection on regional water resources.

PF-6 Ensure that all residents have access to a safe, reliably maintained, and sustainable drinking water source that meets present and future needs.

PF-7 Coordinate water supply among local jurisdictions, tribal governments, and water purveyors to ensure reliable, sustainable, and cost-effective sources of water for all users and needs, including residents, businesses, fire districts, and aquatic species.

PF-8 Plan and locate water systems in the Rural Area that are appropriately sized for rural uses and densities and that do not increase development potential in the Rural Area.

PF-9 Recognize and support agreements with water purveyors in adjacent cities and counties to promote effective conveyance of water supplies and to secure adequate supplies for emergencies.

PF-10 Implement water conservation and efficiency efforts to protect natural resources, reduce environmental impacts, and support a sustainable long-term water supply to serve the growing population.

PF-11 Require water reuse and reclamation, where feasible, especially for high-volume non-potable water users such as parks, schools, and golf courses.

Sewage Treatment and Disposal

Within the Urban Growth Area, connection to sanitary sewers is necessary to support the Regional Growth Strategy and to accommodate urban densities. Alternatives to the sanitary sewer system and the typical septic system are becoming more cost effective and therefore, more available. Alternative technology may be appropriate when it can perform as well or better than sewers in the Urban Growth Area. Septic systems are not considered to be alternative technology within the Urban Growth Area.

In the Rural Area and Natural Resource Lands, which are characterized by low-density development, sewer service is not typically provided. In cases where public health is threatened, sewers can be provided in the Rural Area but only if connections are strictly limited. Alternative technology may be necessary to substitute for septic systems in the Rural Area.

PF-12 Require all development in the Urban Growth Area to be served by a public sewer system except:

a) Single-family residences on existing individual lots that have no feasible access to sewers may utilize individual septic systems on an interim basis; or
b) Development served by alternative technology that:
    1) Provide equivalent performance to sewers;
    2) Provide the capacity to achieve planned densities; and
    3) Will not create a barrier to the extension of sewer service within the Urban Growth Area.

PF-13 Prohibit sewer service in the Rural Area and on Natural Resource Lands except:

a) Where needed to address specific health and safety problems threatening existing structures; or
b) As allowed by Countywide Planning Policy DP-49; or
c) As provided in Appendix 5 (March 31, 2012 School Siting Task Force Report).

Sewer service authorized consistent with this policy shall be provided in a manner that does not increase development potential in the Rural Area.

Solid Waste

King County and the entire Puget Sound region are recognized for successful efforts to collect recyclable waste. Continuing to reduce and reuse waste will require concerted and coordinated efforts well into the future. It is important to reduce the waste stream going into area landfills to extend the usable life of existing facilities and reduce the need for additional capacity.

PF-14 Reduce the solid waste stream and encourage reuse and recycling.

Energy

While King County consumers have access to electrical energy derived from hydropower, there are challenges for securing long-term reliable energy and for becoming more energy efficient.

PF-15 Reduce the rate of energy consumption through efficiency and conservation as a means to lower energy costs and mitigate environmental impacts associated with traditional energy supplies.

PF-16 Invest in and promote the use of low-carbon, renewable, and alternative energy resources to help meet the county's long-term energy needs, reduce environmental impacts associated with traditional energy supplies, and increase community sustainability.

Telecommunications

A telecommunications network throughout King County is essential to fostering broad economic vitality and equitable access to information, goods and services, and opportunities for social connection.

PF-17 Plan for the equitable provision of telecommunication infrastructure and affordable, convenient, and reliable broadband internet access to businesses, and to households of all income levels, with a focus on underserved areas.

Human and Community Services

Public services beyond physical infrastructure are also necessary to sustain the health and quality of life of all King County residents. In addition, these services play a role in distinguishing urban communities from rural communities and supporting the Regional Growth Strategy.

PF-18 Provide human and community services to meet the needs of current and future residents in King County communities through coordinated, equitable planning, funding, and delivery of services by the county, cities, and other agencies.

Locating Facilities and Services

VISION 2050 calls for a full range of urban services in the Urban Growth Area to support the Regional Growth Strategy, and for limiting the availability of services in the Rural Area. In the long term, there is increased efficiency and cost-effectiveness in siting and operating facilities and services that serve a primarily urban population within the Urban Growth Area. At the same time, those facilities and services that primarily benefit rural populations provide a greater benefit when they are located within neighboring cities and rural towns.

PF-19 Locate schools, institutions, and other community facilities and services that primarily serve urban populations within the Urban Growth Area, where they are accessible to the communities they serve, except as provided in Appendix 5 (March 31, 2012 School Siting Task Force Report). If possible, locate these facilities in places that are well served by transit and pedestrian and bicycle networks.

PF-20 Jurisdictions shall work collaboratively with school districts to ensure the availability of sufficient land and the provision of necessary educational facilities within the Urban Growth Area through compliance with PF-22 and PF-23 and through the land use element and capital facilities element of local comprehensive plans.

PF-21 Locate new schools and institutions primarily serving rural residents in neighboring cities and rural towns, except as provided in Appendix 5 (March 31, 2012 School Siting Task Force Report). Locate new community facilities and services that primarily serve rural residents in neighboring cities and rural towns, with the limited exceptions when their use is dependent upon a rural location and their size and scale supports rural character.

Public school facilities to meet the needs of growing communities are an essential part of the public infrastructure. Coordination between each jurisdiction's land use plan and regulations and their respective school district[s] facility needs are essential for public school capacity needs to be met. The following policy applies countywide and requires engagement between each school district and each city that is served by the school district. The policy also applies to King County as a jurisdiction for areas of unincorporated King County that are within a school district's service boundary. The policy initiates a periodic procedure to identify if there are individual school district siting issues and if so, a process for the school district and jurisdiction to cooperatively prepare strategies for resolving the issue.

PF-22 Plan, through a cooperative process between jurisdictions and school districts, that public school facilities are available, to meet the needs of existing and projected residential development consistent with adopted comprehensive plan policies and growth forecasts. Cooperatively work with each school district located within the jurisdiction's boundaries to evaluate the school district's ability to site school facilities necessary to meet the school district's identified student capacity needs. Use school district capacity and enrollment data and the growth forecasts and development data of each jurisdiction located within the school district's service boundaries.

Commencing in January 2016 and continuing every two years thereafter, each jurisdiction and the school district(s) serving the jurisdiction shall confer to share information and determine if there is development capacity and the supporting infrastructure to site the needed school facilities.

If not, cooperatively prepare a strategy to address the capacity shortfall. Potential strategies may include:

a) Shared public facilities such as play fields, parking areas and access drives;
b) School acquisition or lease of appropriate public lands;
c) Regulatory changes such as allowing schools to locate in additional zones or revised development standards; and
d) School design standards that reduce land requirements (such as multi-story structures or reduced footprint) while still meeting programmatic needs.

In 2017, and every two years thereafter, King County shall report to the GMPC on whether the goals of this policy are being met. The GMPC shall identify corrective actions as necessary to implement this policy.

PF-23 Coordinate and collaborate with school districts to build new and expand existing school facilities within the Urban Growth Area. Jurisdictions and school districts should work together to employ strategies such as:

a) Identifying surplus properties and private properties that could be available for new school sites;
b) Creating opportunities for shared use of buildings, fields, and other facilities;
c) Reviewing development regulations to increase the areas where schools can be located and to enable challenging sites to be used for new, expanded, and renovated schools;
d) Prioritizing and simplifying permitting of schools;
e) Considering the feasibility of locating playfields on land in the rural area directly adjacent to school sites located within the urban area and with direct access from the urban area;
f) Partnering with school districts in planning and financing walking and biking routes for schools; and
g) Encouraging more walking, biking, and transit ridership for students, teachers, and staff.

Strategies should recognize the school district's adopted educational program requirements, established and planned school service areas, limited availability of developable sites, and established and planned growth patterns and enrollment projections.

Siting Public Capital Facilities

While essential to growth and development, regional capital facilities can disproportionately affect the communities in which they are located. It is important that all jurisdictions work collaboratively and consider environmental justice principles when siting these facilities to foster the development of healthy communities for all.

PF-24 Site or expand essential public facilities or facilities of regional importance within the county using a process that incorporates broad public involvement, especially from historically marginalized and disproportionately burdened communities, and that equitably disperses impacts and benefits while supporting the Countywide Planning Policies.

PF-25 Consider climate change, economic, equity, and health impacts when siting and building essential public services and facilities.

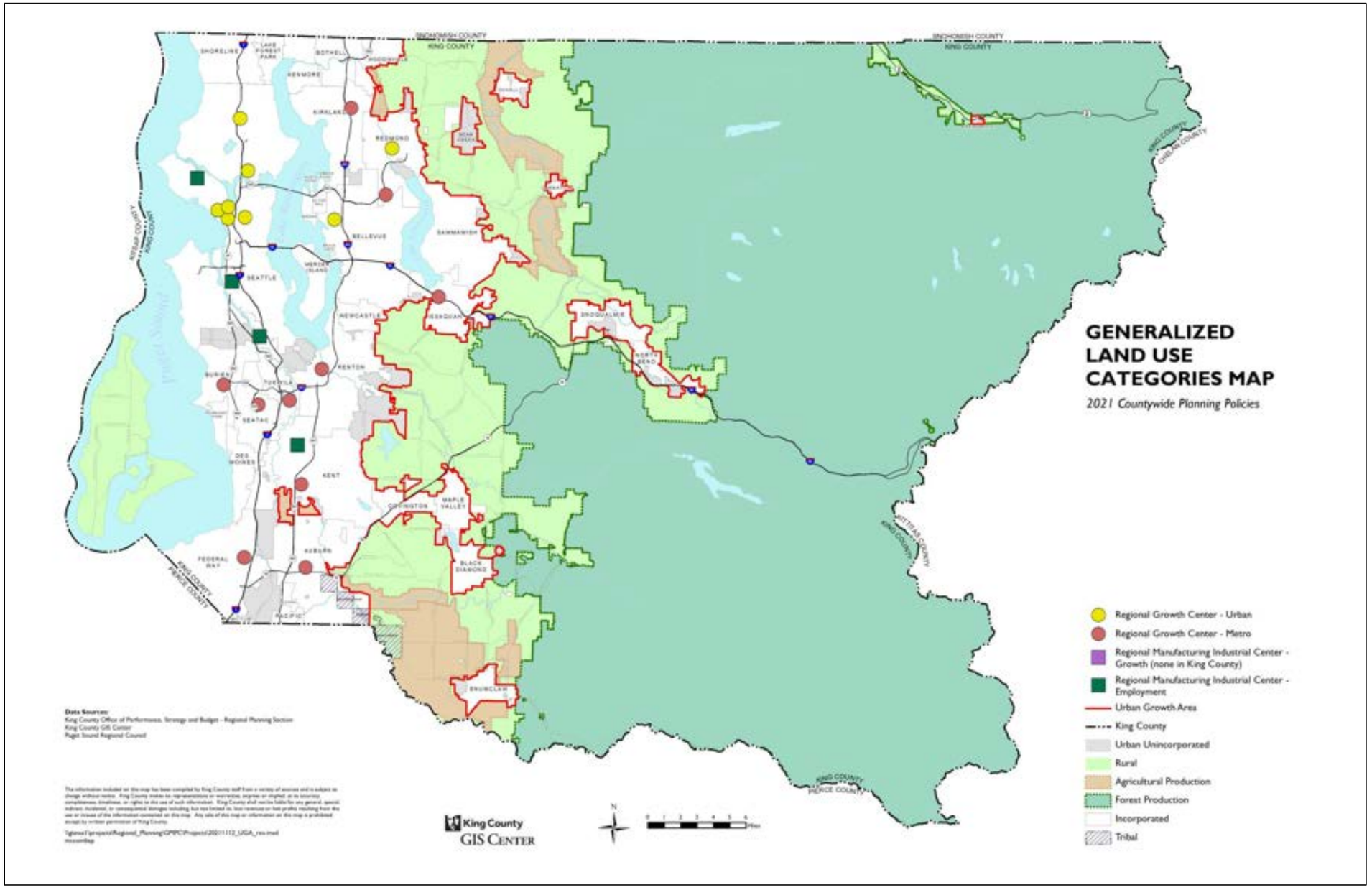
Public Facility and Disaster Preparedness

Community resilience is the ability to prepare for anticipated hazards, adapt to changing conditions, and withstand and recover rapidly from disruptions. The King County Regional Hazard Mitigation Plan, which was approved in 2020, assesses natural and human-caused hazards that can impact the county. Coordinated planning across all jurisdictions and agencies in King County is the best way to establish broad community resilience. Lack of planning for resilience leads to disproportionate impacts on vulnerable populations.

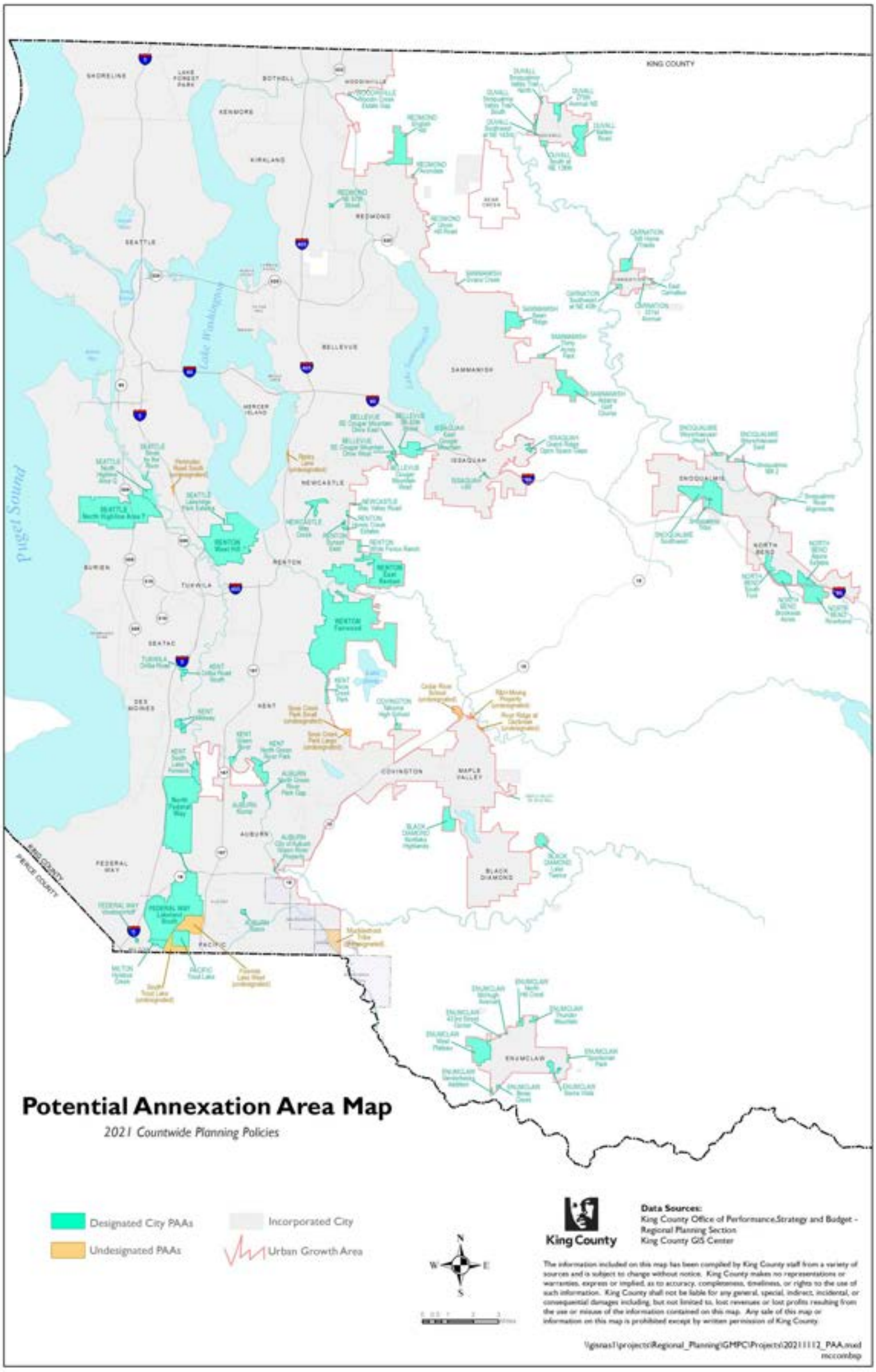
PF-26 Support coordinated planning for public safety services and programs, including emergency management, in partnership with frontline communities.

PF-27 Establish new or expanded sites for public facilities, utilities, and infrastructure in a manner that ensures disaster resiliency and public service recovery.

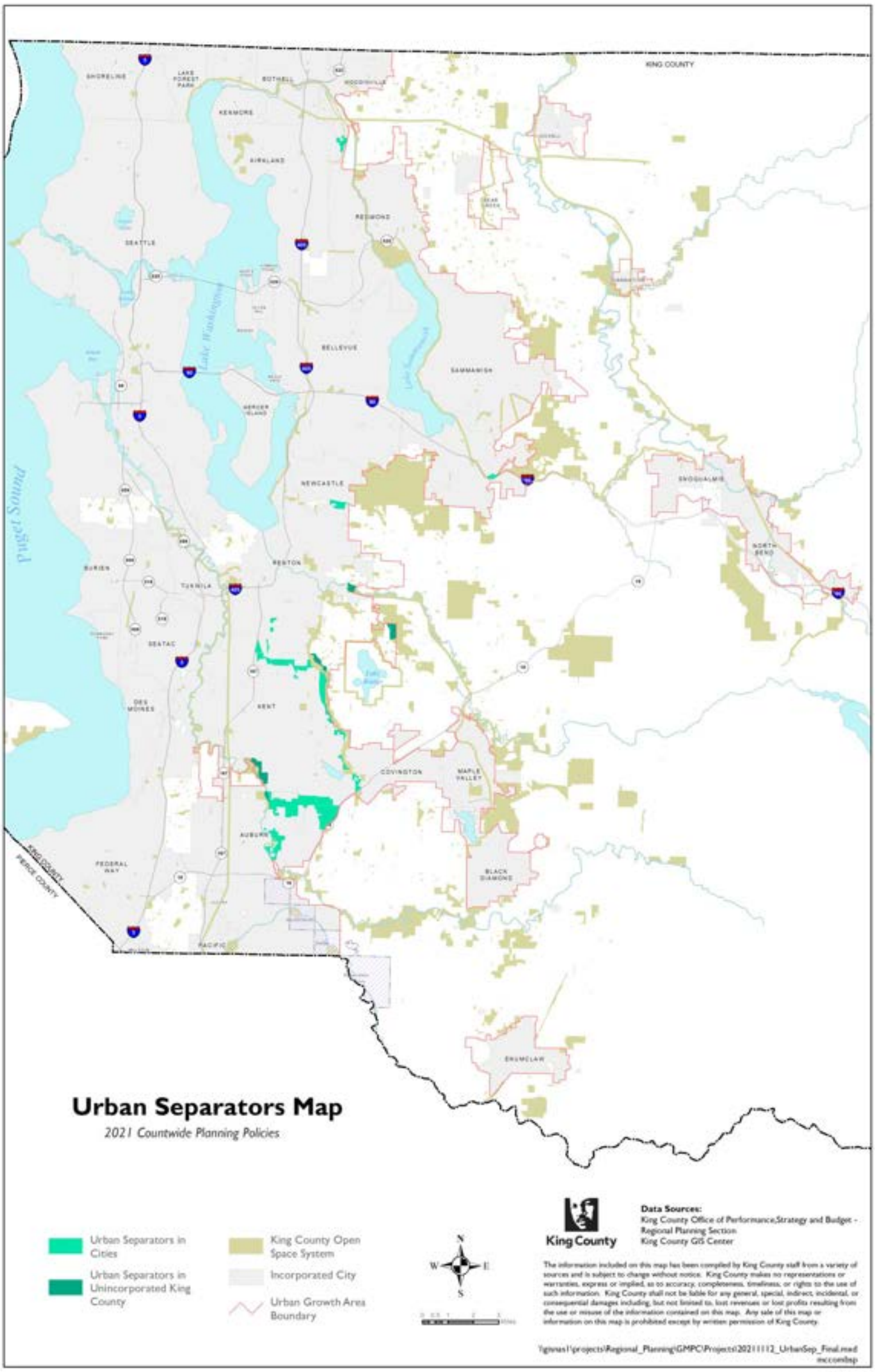
Appendix 1: Generalized Land Use Categories Map



Appendix 2: Potential Annexation Areas Map



Appendix 3: Urban Separators Map



Appendix 4: Housing Technical Appendix

Policy H-1: Housing Needs

Each jurisdiction, as part of its comprehensive plan housing analysis, will need to plan for and accommodate its share of the countywide housing needs as defined in policy H-1 and articulated in Tables H-1 and H-2. In order for each jurisdiction to address its share of the countywide housing needs for moderate-, low-, very low-, and extremely low-income housing, as well as permanent supportive housing and emergency housing, a five-step approach should be followed:

1. conduct a housing inventory and analysis;
2. implement policies and strategies to meet housing needs equitably;
3. review comprehensive plans;
4. monitor and report; and
5. adjust strategies to meet housing needs.

Calculating Total Countywide Permanent and Emergency Housing Needs

Consistent with the Revised Code of Washington 36.70A.100 and 36.70A.115, King County identifies a 20-year population growth target that is within the range of projections prepared by the Washington State Office of Financial Management. In the past, the County has taken this projection and used its own framework to calculate growth targets for housing units and jobs over the planning period. A decision-making process between King County and King County cities then distributed housing units and jobs between different jurisdictions, to be used in developing local comprehensive plans.

Updates to the Growth Management Act in 2021 changed this process, such that the Washington State Department of Commerce ("Commerce") now supplies counties with the number of permanent housing units and emergency housing beds necessary to manage the projected growth and meet both current unmet and future housing needs over the planning period. Permanent housing projections are expressed as a total countywide housing need figure that is then divided into units for moderate-, low-, very low-, and extremely low-income households. Permanent supportive housing is included as a subset of the 0 to less than or equal to 30 percent area median income projection. Countywide needs for emergency housing beds, which include both emergency shelters and emergency housing, are supplied separately by the state. Refer to the Growth Management Act and Department of Commerce guidance for permanent supportive housing and emergency housing definitions.

After receiving housing need numbers from the State, counties are responsible for selecting a growth projection within the Commerce-provided range to determine their net new

countywide housing needs. Counties then select a method for allocating permanent net new countywide housing needs between jurisdictions.

To arrive at countywide net new permanent housing needs for by income level and permanent supportive housing, King County selected the net new units needed from Commerce's medium projections and scaled the net new units needed proportionately to equal King County's housing growth target to build on and maintain consistency with the population projection and assumptions about regional growth.

To arrive at a countywide net new emergency housing need, King County selected the net new emergency housing needs from the same medium population projection series provided by Commerce and scaled it at the same proportional rate as permanent housing needs.
For more information about how Commerce calculated total countywide housing needs, including baseline housing supply, net new units needed, and future housing need expressed by income level, permanent supportive housing, and emergency housing needs, please refer to methodological documentation on the Department's website.

County Method for Allocating Permanent Housing and Emergency Housing Needs
This section describes how countywide housing need was allocated to jurisdictions.

Permanent net new countywide housing needs were allocated to jurisdictions using a multistep method, which allocated larger percentages of housing need to the 0 to less than or equal to 80 percent area median income levels based on local factors.

Each jurisdiction was initially allocated the same proportion of their housing growth to the 0 to less than or equal to 80 percent area median income bands. Then, local factor weights were applied, which accounted for current affordability of the jurisdiction's housing stock, the amount of the jurisdiction's housing stock at or below 80 percent area median income that is income-restricted, and the ratio of low-wage workers that work in the subregion compared to low wage workers that live there. These factors either increased or decreased the proportion of a jurisdiction's housing need that was allocated at 0 to less than or equal to 80 percent area median income, with jurisdictions that scored poorly on these factors having more housing need allocated at 0 to less than or equal to 80 percent area median income. Units were then allocated within each area median income band based on current units already in each area median income band as compared to countywide averages. Net new permanent supportive housing need is part of the 0 to less than or equal to 30 percent area median income level and was allocated consistent with the income level method described.

Net new countywide emergency housing need was allocated to jurisdictions based on their percent share of planned countywide housing growth.

For additional information about the allocation methods, refer to the King County Affordable Housing Committee website. Both final countywide housing need and allocated jurisdictional housing needs can be found in Tables H-1 and H-2. Table H-1 focuses on net new permanent and emergency housing units/beds needed. Table H-2 provides a complete picture of housing needs by jurisdictions, with information on current baseline housing supply and future housing need at the end of this planning period.

Table H-2: King County Countywide and Jurisdictional Housing Needs 2019-2044

			Countywide Permanent Housing Needs[7]								Countywide Emergency Housing Needs[8]
			Total	0 to ≤30%		>30 to ≤50%	>50 to ≤80%	>80 to ≤100%	>100 to ≤120%	>120%	
				Non-PSH	PSH						
Countywide Total Future Housing Needed: 2044			1,269,628	113,790	49,064	139,718	177,590	195,934	136,061	457,471	65,054
Countywide Baseline Housing Supply: 2019[9]			960,951	32,213	6,168	91,505	155,214	181,009	119,133	375,709	6,071
Countywide Net New Housing Needed: 2019-2044			308,677	81,577	42,896	48,213	22,376	14,925	16,928	81,762	58,983
			Jurisdictional Permanent Housing Needs								Jurisdictional Emergency Housing Needs
			Total	0 to ≤30%		>30 to ≤50%	>50 to ≤80%	>80 to ≤100%	>100 to ≤120%	>120%	
				Non-PSH	PSH						
Metropolitan Cities	Bellevue	Total Future Need: 2044	99,687	13,680	6,392	11,121	8,213	13,622	9,186	37,473	6,888
		Baseline Supply: 2019	64,687	1,755	122	2,341	5,542	12,919	8,388	33,620	200
		Net New Need: 2019-2044	35,000	11,925	6,270	8,780	2,671	703	798	3,853	6,688
	Seattle	Total Future Need: 2044	480,307	42,041	20,255	45,691	62,050	76,752	50,327	183,191	25,734
		Baseline Supply: 2019	368,307	13,469	5231	26,547	54,064	71,330	44,177	153,489	4,333
		Net New Need: 2019-2044	112,000	28,572	15,024	19,144	7,986	5,422	6,150	29,702	21,401
Core Cities	Auburn	Total Future Need: 2044	40,049	2,619	1,049	8,338	8,691	5,573	4,601	9,178	2,351
		Baseline Supply: 2019	28,049	1,076	237	8,029	8,075	4,427	3,302	2,903	58
		Net New Need: 2019-2044	12,000	1,543	812	309	616	1,146	1,299	6,275	2,293
	Bothell	Total Future Need: 2044	18,482	2,487	1,105	2,077	2,401	2,679	2,026	5,707	1,119
		Baseline Supply: 2019	12,682	387	-	1,258	1,747	2,532	1,859	4,899	11
		Net New Need: 2019-2044	5,800	2,100	1,105	819	654	147	167	808	1,108
	Burien	Total Future Need: 2044	28,285	2,434	759	4,457	5,849	4,346	3,354	7,086	1,683
		Baseline Supply: 2019	20,785	990	-	3,933	5,442	3,772	2,704	3,944	250
		Net New Need: 2019-2044	7,500	1,444	759	524	407	574	650	3,142	1,433

[7] The countywide need projections are derived from the Washington State Department of Commerce and were adjusted to align with the adopted housing growth targets for the planning period to ensure jurisdictions are planning for growth that is consistent with the goals of the Development Patterns Chapter.

[8] "Emergency Housing" includes emergency housing and emergency shelter and is in addition to permanent housing needs.

[9] Data on baseline housing supply is estimated using 2020 Office of Financial Management data on total housing units, and 2014-2018 Comprehensive Housing Affordability Strategy and 2020 Public Use Microdata Sample data on the distribution of units at different income levels. These data sources are used to align with Department of Commerce countywide need baseline data, even though the King County growth target setting process began in 2019.

			Jurisdictional Permanent Housing Needs							Jurisdictional Emergency Housing Needs
		Total	0 to ≤30%		>30 to ≤50%	>50 to ≤80%	>80 to ≤100%	>100 to ≤120%	>120%	
			Non-PSH	PSH						
Core Cities	Federal Way	Total Future Need: 2044	48,937	3,424	1,024	7,754	13,283	8,190	4,528	10,734	2,259
		Baseline Supply: 2019	37,677	1,625	78	6,912	13,075	7,209	3,416	5,362	107
		Net New Need: 2019-2044	11,260	1,799	946	842	208	981	1,112	5,372	2,152
	Issaquah	Total Future Need: 2044	20,803	1,829	575	1,604	1,955	3,534	2,120	9,186	673
		Baseline Supply: 2019	17,303	736	-	736	1,495	3,468	2,045	8,823	4
		Net New Need: 2019-2044	3,500	1,093	575	868	460	66	75	363	669
	Kent	Total Future Need: 2044	59,357	3,953	984	9,770	15,367	11,275	8,142	9,866	2,118
		Baseline Supply: 2019	49,157	2,081	-	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
	Kirkland	Total Future Need: 2044	53,218	5,882	2,558	4,836	4,756	8,369	5,472	21,345	2,671
		Baseline Supply: 2019	40,018	1,040	12	1,784	3,734	8,141	5,213	20,094	149
		Net New Need: 2019-2044	13,200	4,842	2,546	3,052	1,022	228	259	1,251	2,522
	Redmond	Total Future Need: 2044	51,739	7,778	3,752	5,274	4,949	9,618	5,233	15,135	4,023
		Baseline Supply: 2019	31,739	753	58	1,404	2,184	9,270	4,839	13,231	201
		Net New Need: 2019-2044	20,000	7,025	3,694	3,870	2,765	348	394	1,904	3,822
	Renton	Total Future Need: 2044	60,362	5,520	2,393	7,830	10,278	11,925	8,193	14,223	3,362
		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
	SeaTac	Total Future Need: 2044	17,674	960	352	3,217	4,184	2,886	1,558	4,517	1,127
		Baseline Supply: 2019	11,774	314	12	3,034	4,041	2,283	875	1,215	-
		Net New Need: 2019-2044	5,900	646	340	183	143	603	683	3,302	1,127
	Tukwila	Total Future Need: 2044	15,243	1,148	559	2,548	3,275	2,210	1,317	4,186	1,242
		Baseline Supply: 2019	8,743	252	88	2,274	3,061	1,600	625	843	-
		Net New Need: 2019-2044	6,500	896	471	274	214	610	692	3,343	1,242
High Capacity Transit Communities	Des Moines	Total Future Need: 2044	17,022	1,246	415	2,857	3,537	2,933	1,948	4,086	726
		Baseline Supply: 2019	13,222	456	-	2,626	3,310	2,652	1,630	2,548	-
		Net New Need: 2019-2044	3,800	790	415	231	227	281	318	1,538	726
	Kenmore	Total Future Need: 2044	12,659	1,422	559	1,318	1,576	1,352	1,602	4,830	620
		Baseline Supply: 2019	9,589	359	-	835	1,183	1,277	1,517	4,418	33
		Net New Need: 2019-2044	3,070	1,063	559	483	393	75	85	412	587
	Lake Forest Park	Total Future Need: 2044	6,434	441	173	428	515	712	1,056	3,109	166
		Baseline Supply: 2019	5,564	128	9	285	375	698	1,040	3,029	-
		Net New Need: 2019-2044	870	313	164	143	140	14	16	80	166

			Jurisdictional Permanent Housing Needs							Jurisdictional Emergency Housing Needs
		Total	0 to ≤30%		>30 to ≤50%	>50 to ≤80%	>80 to ≤100%	>100 to ≤120%	>120%	
			Non-PSH	PSH						
High Capacity Transit Communities										
	Mercer Island	Total Future Need: 2044	11,808	613	178	487	674	1,510	1,239	7,107	237
		Baseline Supply: 2019	10,569	274	-	285	186	1,506	1,234	7,084	-
		Net New Need: 2019-2044	1,239	339	178	202	488	4	5	23	237
	Newcastle	Total Future Need: 2044	6,952	703	329	566	399	614	514	3,827	283
		Baseline Supply: 2019	5,472	76	-	133	377	605	504	3,777	-
		Net New Need: 2019-2044	1,480	627	329	433	22	9	10	50	283
	Shoreline	Total Future Need: 2044	37,372	4,776	1,991	4,234	4,499	5,059	4,109	12,704	2,620
		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
	Woodinville	Total Future Need: 2044	7,928	921	449	640	625	1,360	902	3,031	388
		Baseline Supply: 2019	5,895	67	-	286	469	1,331	869	2,873	-
		Net New Need: 2019-2044	2,033	854	449	354	156	29	33	158	388
Cities and Towns											
	Algona	Total Future Need: 2044	1,219	55	17	318	407	196	88	138	32
		Baseline Supply: 2019	1,049	23	-	310	400	182	72	62	-
		Net New Need: 2019-2044	170	32	17	8	7	14	16	76	32
	Beaux Arts[10]	Total Future Need: 2044	120	1	-	4	9	2	10	94	-
		Baseline Supply: 2019	119	-	-	4	9	2	10	94	-
		Net New Need: 2019-2044	1	1	-	-	-	-	-	-	-
	Black Diamond	Total Future Need: 2044	4,742	826	392	445	641	512	498	1,428	554
		Baseline Supply: 2019	1,842	81	-	242	231	361	327	600	-
		Net New Need: 2019-2044	2,900	745	392	203	410	151	171	828	554
	Carnation	Total Future Need: 2044	1,614	244	126	164	215	130	111	624	153
		Baseline Supply: 2019	815	5	-	141	130	87	63	389	-
		Net New Need: 2019-2044	799	239	126	23	85	43	48	235	153
	Clyde Hill	Total Future Need: 2044	1,106	27	2	30	26	52	104	865	2
		Baseline Supply: 2019	1,096	24	-	28	23	52	104	865	-
		Net New Need: 2019-2044	10	3	2	2	3	-	-	-	2

[10] Beaux Arts Village and Hunts Point both have growth targets of one unit, meaning their total need allocated is also one unit. The allocation process divides that unit up into multiple area median income bands, but to get need allocations that are whole numbers, we round all allocations in each area median income band and the Emergency Housing/Shelter category.

		Jurisdictional Permanent Housing Needs								Jurisdictional Emergency Housing Needs
		Total	0 to ≤30%		>30 to ≤50%	>50 to ≤80%	>80 to ≤100%	>100 to ≤120%	>120%	
			Non-PSH	PSH						
Covington	Total Future Need: 2044	11,460	1,087	535	1,165	1,821	1,875	1,457	3,520	824
	Baseline Supply: 2019	7,150	71	-	562	1,821	1,592	1,136	1,968	-
	Net New Need: 2019-2044	4,310	1,016	535	603	-	283	321	1,552	824
Duvall	Total Future Need: 2044	3,668	316	141	221	341	323	321	2,005	195
	Baseline Supply: 2019	2,778	48	-	221	75	295	289	1,850	25
	Net New Need: 2019-2044	890	268	141	-	266	28	32	155	170
Enumclaw	Total Future Need: 2044	6,422	436	85	1,520	1,665	1,141	461	1,114	202
	Baseline Supply: 2019	5,365	274	-	1,481	1,604	1,048	355	603	-
	Net New Need: 2019-2044	1,057	162	85	39	61	93	106	511	202
Hunts Point[10]	Total Future Need: 2044	186	1	-	15	5	3	15	147	-
	Baseline Supply: 2019	185	-	-	15	5	3	15	147	-
	Net New Need: 2019-2044	1	1	-	-	-	-	-	-	-
Maple Valley	Total Future Need: 2044	11,155	706	285	752	1,070	2,372	2,065	3,905	329
	Baseline Supply: 2019	9,435	164	-	432	1,044	2,300	1,984	3,511	-
	Net New Need: 2019-2044	1,720	542	285	320	26	72	81	394	329
Medina	Total Future Need: 2044	1,151	34	3	32	26	45	107	904	4
	Baseline Supply: 2019	1,132	29	-	29	18	45	107	904	-
	Net New Need: 2019-2044	19	5	3	3	8	-	-	-	4
Milton	Total Future Need: 2044	737	20	7	211	119	224	74	82	10
	Baseline Supply: 2019	687	7	-	211	111	221	71	66	-
	Net New Need: 2019-2044	50	13	7	-	8	3	3	16	10
Normandy Park	Total Future Need: 2044	2,960	170	21	166	285	230	826	1,262	29
	Baseline Supply: 2019	2,807	129	-	134	268	224	820	1,232	-
	Net New Need: 2019-2044	153	41	21	32	17	6	6	30	29
North Bend	Total Future Need: 2044	4,699	562	228	526	626	462	383	1,912	334
	Baseline Supply: 2019	2,951	129	-	405	405	364	272	1,376	-
	Net New Need: 2019-2044	1,748	433	228	121	221	98	111	536	334
Pacific	Total Future Need: 2044	2,601	60	12	814	889	474	157	195	26
	Baseline Supply: 2019	2,466	37	-	810	883	462	144	130	-
	Net New Need: 2019-2044	135	23	12	4	6	12	13	65	26

			Jurisdictional Permanent Housing Needs							Jurisdictional Emergency Housing Needs
		Total	0 to ≤30%		>30 to ≤50%	>50 to ≤80%	>80 to ≤100%	>100 to ≤120%	>120%	
			Non-PSH	PSH						
	Sammamish	Total Future Need: 2044	24,643	1,060	499	760	773	1,899	2,024	17,628	401
		Baseline Supply: 2019	22,543	110	-	341	541	1,899	2,024	17,628	-
		Net New Need: 2019-2044	2,100	950	499	419	232	-	-	-	401
	Skykomish	Total Future Need: 2044	163	11	1	67	19	25	7	33	2
		Baseline Supply: 2019	153	9	-	67	18	24	6	29	-
		Net New Need: 2019-2044	10	2	1	-	1	1	1	4	2
	Snoqualmie	Total Future Need: 2044	6,174	521	248	379	349	413	630	3,634	318
		Baseline Supply: 2019	4,674	49	-	146	267	352	561	3,299	31
		Net New Need: 2019-2044	1,500	472	248	233	82	61	69	335	287
	Yarrow Point	Total Future Need: 2044	423	8	2	7	9	20	39	338	2
		Baseline Supply: 2019	413	4	-	4	8	20	39	338	-
		Net New Need: 2019-2044	10	4	2	3	1	-	-	-	2
Urban Unincorporated[11]	Urban Unincorporated	Total Future Need: 2044	90,067	3,770	608	7,079	11,218	11,018	9,252	47,122	1,109
		Baseline Supply: 2019	84,655	2,613	-	6,508	10,926	10,652	8,837	45,119	75
		Net New Need: 2019-2044	5,412	1,157	608	571	292	366	415	2,003	1,034

[11] This includes all Potential Annexation Areas within the High Capacity Transit Communities and Urban Unincorporated King County regional geographies.

Policy H-2: Extremely Low-Income Households

The countywide need is the greatest for households at or below 30 percent AMI (extremely low-income). It will take significant cross-sector and cross-jurisdictional collaboration and resources to effectively and equitably meet the needs of these households. Jurisdictions are encouraged to explore emerging best practices to effectively meet the needs of extremely low-income households, including but not limited to:

- mitigating environmental concerns for compromised properties with proposed permanent supportive housing (PSH) projects;
- prioritizing vacant lands for PSH over other uses;
- making surplus publicly-owned lands suitable for 0-30 percent AMI housing development available for long-term lease or purchase at a reduced cost for extremely low-income housing;
- creating a unique dwelling type for PSH coupled with cost reduction strategies for this housing type;
- reducing fees, taxes, permit and hookup fees for PSH projects;
- streamlining design and permit review for PSH projects;
- increasing buildable height and/or floor area ratio for PSH; and
- reducing or removing cost requirements such as vehicular parking requirements for PSH.

Policy H-3: Housing Supply and Needs Analysis

As set forth in policy H-3, each jurisdiction must include in its comprehensive plan an inventory of the existing housing stock and an analysis of both existing housing needs and housing needed to accommodate projected population growth over the planning period. This policy reinforces requirements of the Growth Management Act for local housing elements. The housing supply and needs analysis is referred to in this appendix as the housing analysis. The housing analysis must include the jurisdiction's established housing needs expressed in Table H-1 and Table H-2 because each jurisdiction has a responsibility to plan for and accommodate its allocated share of the countywide housing needs.

The purpose of this section is to provide further guidance to local jurisdictions on the subjects to be addressed in their housing analysis. Additional guidance on carrying out the housing analysis is found in the Puget Sound Regional Council's report, "Housing Element Guide (February 2023)," Washington State Department of Commerce's report, "Guidance for Developing a Housing Needs Assessment" (March 2020); and the Washington Administrative Code, particularly 365-196-410 (2)(b) and (c). Commerce also provides useful information about housing requirements under the Growth Management Act in the "Growth Management Planning for Housing - Washington State Department of Commerce" portion of their website.

Housing Needs

The housing needs part of the housing analysis should include demographic data related to existing population, household and community trends that could impact future housing demand (e.g. aging of population). This data will be derived from a mixture of jurisdictional records, County datasets, State datasets, and Federal datasets. The identified need for future housing should be consistent with the jurisdiction's housing growth and the jurisdiction's share of countywide housing needs found in Tables H-1 and H-2. Combined with the results of the needs analysis, these data can provide direction on appropriate goals and policies for both the housing and land use elements of a jurisdiction's comprehensive plan.

The following guidance is offered to ensure the housing inventory and analysis data is consistently utilized and reported by all jurisdictions in King County:

- *Housing Needs* means the needs articulated in Tables H-1 and H-2.
- *Moderate-, low-, very low-, and extremely low-income households* means greater than 80 to less than or equal to 120 percent, greater than 50 to less than or equal to 80 percent, greater than 30 to less than or equal to 50 percent, and 0 to less than or equal to 30 percent of area median income respectively.
- Permanent supportive housing, emergency housing, and emergency shelter are defined in the Growth Management Act and relevant Commerce guidance.
- *Age* means built in 2014 or later, built 2010 to 2013, built 2000 to 2009, built 1990-1999, built 1980 to 1989, built 1970 to 1979, built 1960 to 1969, built 1950 to 1959, built 1940 to 1949, built 1939 or earlier.
- *Number of bedrooms* means no bedroom, 1 bedroom, 2 or 3 bedrooms, and 4 or more bedrooms.
- *Condition* means lacking complete plumbing facilities, lacking complete kitchen facilities, and/or no telephone service available.
- *Tenure* means renter-occupied and owner-occupied.
- *Income-restricted units* should be reported by area median income limit (i.e., ≤30 percent area median income, ≤50 percent area median income, and ≤80 percent area median income).
- *Moderate-density housing* means the following housing types: 1-unit attached; 2 units; 3 or 4 units; 5 to 9 units; 10 to 19 units. High-density housing means the following housing types: 20 or more units.
- *Accessory dwelling unit* means a small, self-contained residential unit built on the same lot as an existing single-family home. Accessory dwelling units may be built within a primary residence or detached from the primary residence.
- *Housing cost burden* means a household spends more than 30 percent of its household income on housing costs.
- *Severe housing cost burden* means a household spends more than 50 percent of its household income on housing costs.

- *Displacement risk* means where residents and businesses are at greater risk of displacement based on Puget Sound Regional Council's index or equivalent composite set of risk indicators such as: socio-demographics, transportation qualities, neighborhood characteristics, housing, and civic engagement.

Policy H-4: Evaluate Effectiveness

Prior to updating their comprehensive plan, a jurisdiction must evaluate the effectiveness of existing housing policies and strategies to plan for and accommodate their allocated share of countywide need. This will help a jurisdiction identify the need to adjust current policies and strategies or implement new ones. Where possible, jurisdictions are encouraged to identify actual housing units created, by affordability level, since their last comprehensive plan update.

This evaluation must also identify gaps in existing partnerships, policies, and dedicated resources for meeting the countywide need and eliminating racial and other disparities in access to housing and neighborhoods of choice. This exercise helps a jurisdiction understand what other strategies it should pursue beyond updating the comprehensive plan to meet the goals of this chapter. Some strategies, like inclusionary housing or new dedicated resources, will be easier to evaluate a quantitative impact and for others, it may be more qualitative. Jurisdictions without the ability to identify the impact of each policy may wish to describe the policies and programs that contributed to creating or preserving a given number of income-restricted units, special needs housing units, etc.

Policy H-5: Racial Exclusion and Discrimination

To inform a comprehensive plan strategy, a jurisdiction must also document the local history of racially exclusive and discriminatory land use and housing practices, consistent with local and regional fair housing reports and other resources.

A jurisdiction must also explain the extent to which that history is still reflected in current development patterns, housing conditions, tenure, and access to opportunity. Examples of suitable data include, but are not limited to:

- homeownership rates by race/ethnicity and age;
- concentration or dispersion of affordable housing or housing choice voucher usage within the jurisdiction;
- affordability of housing in the jurisdiction to the median income household of different races and ethnicities;
- racial demographics by neighborhood, e.g. degrees of integration and segregation;
- access to areas of opportunity by race and ethnicity;
- demographics of residents in areas of high displacement risk; and
- results of fair housing testing performed or fair housing complaint data within a jurisdiction.

Jurisdictions must also identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including but not limited to:

- zoning that may have a discriminatory effect;
- disinvestment; and
- infrastructure availability.

Racially restrictive housing covenants, unrecognized treaties with tribes, current exclusionary zoning, and lack of investment in affordable housing are examples of discriminatory practices or policies a jurisdiction could include in an assessment. Jurisdictions should not limit their review to local policies and regulations. The region should share resources and work together to develop a shared understanding of how racist or discriminatory housing practices and disparities were perpetuated by all levels of government as well as the private sector. While each jurisdiction's assessment will be unique, King County jurisdictions are encouraged to identify federal, state, and regional practices as well as local.

Finally, a jurisdiction must demonstrate how current strategies are addressing impacts of those racially exclusive and discriminatory policies and practices. Using this information jurisdictions should identify and implement policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions consistent with the policies in the "Implement Policies and Strategies to Equitably Meet Housing Needs" section.

Jurisdictions are encouraged to refer to the 2019 King County Analysis of Impediments to Fair Housing Choice (Analysis of Impediments) to understand current barriers to fair housing choice. In addition to the guidance offered in this technical appendix, the County will support jurisdictions in identifying and compiling resources, such as University of Washington reports and databases, to support this analysis.

For further guidance on this analysis, refer to guidance on conducting a racially disparate impact analysis from the Department of Commerce.

Policy H-6: Collaborate Regionally

The lack of homes affordable to low-income households is a regional problem that requires regional solutions. Jurisdictional collaboration with diverse partners is key to an effective regional response. Jurisdictions in their collaboration are encouraged to:

- address countywide housing needs;
- engage and collaborate with other entities in efforts to fund, site, and build affordable housing;
- join resources;

- raise public and private resources together to provide the additional subsidies required to develop housing at deeper levels of affordability;
- support affordable housing development or preservation in each other's jurisdictions; and
- take other collaborative action to address the countywide housing needs.

Refer to the Washington State Department of Commerce's guidance for additional recommendations for the potential and appropriate roles for interjurisdictional partnerships in meeting housing needs as well as how these roles should be reflected in countywide planning policies and comprehensive plans.

Partners collaborating with jurisdictions are encouraged to support the following needs:

- technical assistance;
- organizational capacity building;
- land donations;
- financial contributions for operating and capital needs to support affordable housing development, maintenance and operations needs;
- funding for other needs such as data and monitoring infrastructure; and
- advocate for efforts to fund, site, and build affordable housing.

Policies H-8 through H-25: Implement Policies and Strategies to Meet Housing Needs Equitably

Jurisdictions need to employ a range of policies, incentives, strategies, actions, and regulations tailored to equitably meet their housing need. The Puget Sound Regional Council's Housing Innovations Program[12] presents a range of strategies. The strategies can be filtered by objective, project type, and affordability level. Strategies marked with an asterisk include more detail and are proven to be particularly effective at meeting regional housing goals. The Municipal Research and Services Center (MSRC) offers affordable housing-related resources on their websites, including information about techniques and incentives for encouraging and planning for housing affordability. The Washington State Department of Commerce also provides access to ample resources, including guidance on how to complete the land capacity analysis required in H-11 and on other adequate provisions jurisdictions can take to plan for and accommodate housing needs.

Local jurisdictions may also refer to this table for suitable strategies, largely derived from recommendations from the December 2018 Regional Affordable Housing Task Force Final Report and Recommendations. King County's Department of Community and Human Services

[12] Puget Sound Regional Council's Housing Innovations Program [https://www.psrc.org/hip] website provides a searchable database of dozens of suggested strategies. Please refer to their database for a more comprehensive list of strategies.

will work to periodically update these suggestions on the King County website if new strategies and best practices emerge.

Table H-3: Suggested Strategies for Achieving Policy Goals	
Policy	**Suggested Strategies**
H-8 Collaborate with populations most disproportionately impacted by housing cost burden in developing, implementing and monitoring strategies that achieve the goals of this chapter. Prioritize the needs and solutions articulated by these disproportionately impacted populations.	Suggested strategies to ensure the process to plan for meeting countywide housing need is equitable include: • Providing capacity grants to organizations representing target communities to support engagement • Providing other support to ensure those most disproportionately impacted have equitable access to participate in planning discussions (e.g. evening meetings, translation services, food, and childcare or travel stipends) • Establishing clear decision-making structures that ensures disproportionately impacted populations' needs and solutions are prioritized and community members and leaders, organizations, and institutions share power, voice, and resources
H-9 Adopt intentional, targeted actions that repair harms to Black, Indigenous, and People of Color households from past and current racially exclusive and discriminatory land use and housing practices (generally identified through Policy H-5). Promote equitable outcomes in partnership with communities most impacted.	A suggested approach to identifying reparative strategies includes: • Looking at how current policies are working to undo past racially exclusive and discriminatory land use and housing practices or where they might be perpetuating that history • When current policies are perpetuating the harm, implementing equitable countermeasures to remove those policies and their impacts and mitigate disparate impacts on housing choice, access, and affordability • Using Puget Sound Regional Council's Regional Equity Strategy and associated tools and resources to center equity in

Table H-3: Suggested Strategies for Achieving Policy Goals	
Policy	**Suggested Strategies**
	comprehensive planning processes and intended outcomes Specific policies and strategies include: • Reduce or eliminate exclusionary zoning • Implement anti-displacement strategies, which include addressing housing stability for low-income renters and owners as well as preserving cultural diversity of the community • Implement policies that increase affordable homeownership opportunities for Black, Indigenous, and People of Color communities • Distribute affordable housing throughout a jurisdiction, with a focus on areas of opportunity • Consider environmental health of neighborhoods where affordable housing exists or is planned and plan for environmentally healthy neighborhoods • Support and prioritize projects that promote access to opportunity, anti-displacement, and wealth-building opportunities for Black, Indigenous, and People of Color communities Strategies for promoting equitable outcomes in partnership with communities most impacted include: • Utilize an equity impact review tool when developing or implementing policies or strategies • Create and utilize a community engagement toolkit • Intentionally include and solicit engagement from members of communities of color or low-income households in policy decision-making and committees

Table H-3: Suggested Strategies for Achieving Policy Goals	
Policy	**Suggested Strategies**
H-10 Adopt policies, incentives, strategies, actions, and regulations that increase the supply of long-term income-restricted housing for extremely low-, very low-, and low-income households and households with special needs.	Suggested strategies to help plan for and accommodate the need at these affordability levels include: • Increase financial contributions to build, preserve, and operate long-term income-restricted housing • Increase the overall supply and diversity of housing throughout a jurisdiction, including both rental and ownership • Provide housing suitable for a range of household types and sizes, including housing suitable and affordable for households with special needs, low-, very low-, and extremely low-incomes Implement policies that incentivize the creation of affordable units, such as Multifamily Tax Exemption, inclusionary zoning, and incentive zoning, and density bonus • Coordinate with local housing authorities to use project-based rental subsidies with incentive/ inclusionary housing units to achieve deeper affordability • Implement policies that reduce the cost to develop affordable housing • Implement universal design principles to ensure that buildings and public spaces are accessible to people with or without disabilities • Support sustainable housing development • Promote units that accommodate large households and/or multiple bedrooms • Prioritize strategies for implementation that will result in the highest impact towards addressing the affordable housing gap at the lowest income levels
H-11 Identify sufficient capacity of land for housing including, but not limited to: income-restricted housing; housing for	Refer to the Washington State Department of Commerce's guidance on land capacity analysis

Table H-3: Suggested Strategies for Achieving Policy Goals	
Policy	**Suggested Strategies**
moderate-, low-, very low-, and extremely low-income households; manufactured housing; multifamily housing; group homes; foster care facilities; emergency housing; emergency shelters; permanent supportive housing; and within an urban growth area boundary, duplexes, triplexes, and townhomes.	for guidance on identifying sufficient capacity of land.
H-12 Adopt and implement policies that improve the effectiveness of existing housing policies and strategies and address gaps in partnerships, policies, and dedicated resources to meet the jurisdiction's housing needs.	A jurisdiction's policies and strategies adopted and implemented in response to policy H-12 should be informed by the ineffective policies and gaps in partnerships, policies and dedicated resources identified through the analysis required by H-4. A jurisdiction may find that several comprehensive plan policies and implementation of these policies end up supporting the intent of policy H-12. Example approaches to improving policy effectiveness and addressing gaps in partnerships, policies, and dedicated resources to meet countywide housing needs include: • Reducing permitting timelines for affordable projects receiving public funding • Shifting incentive program requirements to accommodate development at different area median income levels • Working with subregional collaborations to increase availability and flexibility of gap financing for local projects • Partner with local housing providers and developers to identify needed shifts in development regulations and public resources to support affordable housing development and preservation • Facilitate partnerships between community-based organizations and affordable housing

Table H-3: Suggested Strategies for Achieving Policy Goals	
Policy	**Suggested Strategies**
	developers to develop community-led affordable developments • Establishing or enhancing a housing levy • Retooling a Multifamily Tax Exemption program to improve its effectiveness and/or increase utilization • Increase regulatory flexibility and incentives for affordable housing (e.g., reduced parking requirements)
H-13 Implement strategies to overcome cost barriers to housing affordability. Strategies to do this vary but can include updating development standards and regulations, shortening permit timelines, implementing online permitting, optimizing residential densities, reducing parking requirements, and developing programs, policies, partnerships, and incentives to decrease costs to build and preserve affordable housing.	Suggested strategies to overcome cost barriers to housing affordability to consider addressing include: • Reduce vehicular parking requirements • Reduce permitting timelines • Increase the predictability of the permitting process • Reduce sewer fees for affordable housing • Reduce utility, impact and other fees for affordable housing and accessory dwelling units • Streamline permitting process for affordable housing development and accessory dwelling units • Update building codes to promote more housing growth and innovative, low-cost development • Explore incentives similar to the Multifamily Tax Exemption for the development of accessory dwelling units for low-income households • Maximize and expand use of the Multifamily Tax Exemption • Offer suitable public land at reduced or no cost for affordable housing development • Before implementing a policy, consider how it will impact the cost to build affordable homes

Table H-3: Suggested Strategies for Achieving Policy Goals	
Policy	**Suggested Strategies**
H-14 Prioritize the use of local and/ regional resources (e.g., funding, surplus property) for income-restricted housing, particularly for extremely low-income households, populations with special needs, and others with disproportionately greater housing needs. Consider projects that promote access to opportunity, anti-displacement, and wealth-building for Black, Indigenous, and People of Color communities to support implementation of policy H-9.	Suggested strategies to effectively prioritize the use of resources include: • Partner with communities most disproportionately impacted by the housing crisis, including extremely low-income households and Black, Indigenous, and People of Color communities to inform resource design and allocation decisions. These decisions should prioritize strategies that reduce and undo disproportionate harm to these communities consistent, recognizing that specific needs of these communities may vary based on location • Identify and prioritize underutilized publicly owned land and nonprofit/ faith communities for the creation of income-restricted housing, both rental and homeownership • Prioritize sites near transit, quality schools, parks and other neighborhood amenities • Fund acquisition and development of prioritized sites • Prioritize public funding resources in a manner consistent with policy H-9 • Consider the countywide median income levels of Black, Indigenous, and People of Color households when designing affordable homeownership programs and set the affordability levels such that they are accessible to the median Black, Indigenous, and People of Color households considered
H-15 Increase housing choices for everyone—particularly those earning lower wages—that is co-located with, accessible to, or within a reasonable commute to major employment centers	Strategies to increase housing choice near employment and affordable to all include but are not limited to:[13] • Update zoning and land use regulations (including in single-family low-rise zones) to

[13] Puget Sound Regional Council's Housing Innovations Program

Table H-3: Suggested Strategies for Achieving Policy Goals	
Policy	**Suggested Strategies**
and affordable to all income levels. Ensure there are zoning ordinances and building policies in place that allow and encourage housing production at levels that improve jobs-housing balance throughout the county across all income levels.	increase density and diversify housing choices, including but not limited to: ○ Accessory Dwelling Units (ADU) and Detached Accessory Dwelling Units (DADUs) ○ Duplex, Triplex, Four-plex ○ Zero lot line townhomes, row houses, and stacked flats ○ Micro/efficiency units ○ Manufactured housing preservation ○ Group homes ○ Foster care facilities ○ Emergency housing ○ Emergency shelters ○ Permanent supportive housing ○ Low-rise and high-density multifamily development ○ Housing development that accommodates large households and/or multiple bedrooms • Implement strategies that provide for affordable housing near employment centers, such as: ○ Project-level tools like affordability covenants when funding income-restricted units or development agreements ○ Incentives such as density bonuses, incentive zoning, or Multifamily Tax Exemption ○ Other regulatory tools such as commercial linkage fees, inclusionary zoning, or TOD overlays ○ Other financial tools such as public land for affordable housing
H-16 Expand the supply and range of housing types—including affordable units—at densities sufficient to maximize	Suggested zoning, regulation, and incentive strategies to be applied near transit station

Table H-3: Suggested Strategies for Achieving Policy Goals	
Policy	**Suggested Strategies**
the benefits of transit investments throughout the county.	areas and transit corridors served by high-capacity or frequent transit include: • Requiring minimum densities in these areas • Providing enough multifamily zoning to accommodate a significant amount of the jurisdictional share of affordable housing in these areas • Implementing comprehensive inclusionary/ incentive housing policies in existing and planned frequent transit service areas to achieve the deepest affordability possible through land use incentives, which may include increased density; reduced parking requirements, reduced permit fees, exempted impact fees, Multifamily Tax Exemption, and programmatic Environmental Impact Statements • Evaluate and update zoning in transit areas in advance of transit infrastructure investments • Evaluate the impact of development fee reductions in transit areas and implement reductions if positive impact • Implement comprehensive inclusionary/incentive housing policies in all existing and planned frequent transit service to achieve the deepest affordability possible through land use incentives • Coordinate with local housing authorities to use project-based rental subsidies with incentive/ inclusionary housing units to achieve deeper affordability near transit
H-17 Support the development and preservation of income-restricted affordable housing that is within walking distance to planned or existing high-capacity and frequent transit.	Preservation strategies to consider include: • Identify areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and public capital investments and establish anti-displacement policies,

Table H-3: Suggested Strategies for Achieving Policy Goals	
Policy	**Suggested Strategies**
	with consideration given to the preservation of historical and cultural communities as well as: ○ investments in low-, very low-, and extremely low-income housing equitable development initiatives ○ inclusionary zoning ○ community planning requirements; tenant protections ○ public land disposition policies ○ consideration of land that may be used for affordable housing • Collect data to better understand the impacts of growth, and the risks of residential, economic, and cultural displacement. Verify this data with residents at the greatest risk of displacement, particularly those most disproportionately impacted by housing cost burden and neighborhood-based small business owners. Supplement this information with regional data about displacement risk and ongoing displacement trends that can inform and drive policy and programs. • Prioritize affordable housing investments, incentives, and preservation tools in areas where increases in development capacity and new public capital investments are anticipated to allow current low-income residents to stay • Support the acquisition, rehabilitation, and preservation of income-restricted and naturally occurring affordable housing in areas with a high displacement risk, for long-term affordability serving households less than or equal to 80 percent area median income

Table H-3: Suggested Strategies for Achieving Policy Goals	
Policy	**Suggested Strategies**
	• Leverage new development to fund affordable housing in the same geography using zoning tools such as incentive/ inclusionary zoning • Implement anti-displacement policies (e.g. community preference, tenant opportunity to purchase, no net loss of affordable units, right-to-return, community benefits agreements) • Prioritize publicly owned land for affordable housing in areas at high risk of displacement • Support community land trust and other permanent affordability models • Identify, preserve, and improve cultural assets • Increase education to maximize use of property tax relief programs to help sustain homeownership for low-income individuals • Expand targeted foreclosure prevention • Preserve manufactured housing communities and improve the quality of the housing and associated infrastructure to improve housing stability and health for the residents while also expanding housing choices affordable to these residents, including opportunities to cooperatively own their communities • Encourage programs to help homeowners access support needed to participate in and benefit from infill development
H-18 Adopt inclusive planning tools and policies whose purpose is to increase the ability of all residents in jurisdictions throughout the county to live in the neighborhood of their choice, reduce disparities in access to opportunity areas, and meet the needs of the region's current and future residents by:	Other inclusive planning tools and policies that increase neighborhood choice include: • Plan for moderate or high-density housing and complete neighborhoods within a half-mile walkshed of high-capacity or frequent transit service in areas already zoned for residential housing and where exposure to

Table H-3: Suggested Strategies for Achieving Policy Goals	
Policy	**Suggested Strategies**
a. providing access to affordable housing to rent and own throughout the jurisdiction, with a focus on areas of high opportunity; b. expanding capacity for moderate-density housing throughout the jurisdiction, especially in areas currently zoned for lower density single-family detached housing in the Urban Growth Area, and capacity for high-density housing, where appropriate, consistent with the Regional Growth Strategy; c. evaluating the feasibility of, and implementing, where appropriate, inclusionary and incentive zoning to provide affordable housing; and d. providing access to housing types that serve a range of household sizes, types, and incomes, including 2+ bedroom homes for families with children and/or adult roommates and accessory dwelling units, efficiency studios, and/or congregate residences for single adults.	air pollution and particulate matter is low to moderate. • Plan for complete neighborhoods around existing and planned essential services throughout a jurisdiction • Establish a designation that allows more housing types within single-family zoned areas near parks, schools, and other services • Housing types to allow development that is compatible in scale with existing housing • Revise parking regulations to prioritize housing and public space for people over space to park cars • Allow the conversion of existing houses into multiple units • Allow additional units on corner lots, lots along alleys and arterials, and lots on zone edges • Incentivize the retention of existing houses by making development standards more flexible when additional units are added • Provide technical and design resources for landowners and communities to redevelop and maintain ownership. • Reduce or remove minimum lot size requirements • Create incentives for building more than one unit on larger than average lots • Limit the size of new single-unit structures, especially on larger than average lots • Retain and increase family-sized and family-friendly housing • Remove the occupancy limit for unrelated persons in single-family zones, if applicable
H-19 Lower barriers to and promote access to affordable homeownership for extremely low-, very low-, and low--income, households. Emphasize:	Suggested strategies to increase access to affordable homeownership for lower-income households include:

Table H-3: Suggested Strategies for Achieving Policy Goals	
Policy	**Suggested Strategies**
a. supporting long-term affordable homeownership opportunities for households less than or equal to 80 percent area median income (which may require up-front initial public subsidy and policies that support diverse housing types); and b. remedying historical inequities in and expanding access to homeownership opportunities for Black, Indigenous and People of Color communities.	• Support alternative homeownership models that lower barriers to ownership and provide long-term affordability, such as community land trusts, and limited or shared equity co-ops • Encourage programs to help homeowners, particularly low-income homeowners, access financing, technical support or other tools needed to participate in and benefit from infill development opportunities • Increase educational efforts to ensure maximum use of property tax relief programs to help sustain homeownership for low-income individuals • Expand targeted foreclosure prevention • Preserve existing manufactured housing communities through use-specific zoning or transfer of development rights
H-20 Adopt and implement policies that address gaps in partnerships, policies, and dedicated resources to eliminate racial and other disparities in access to housing and neighborhoods of choice.	What partnerships, policies, and dedicated resources are needed to eliminate racial and other disparities in access to housing and neighborhoods of choice will depend on the results of analysis conducted under H-4. A few examples of strategies that could fill or assist in filling identified gaps include: • Establishing partnerships with local community-based organizations headed by and/or serving populations most affected by housing cost burden, with a focus on Black, Indigenous, and People of Color-led or -serving organizations • Convening community advisory committees to oversee housing policy implementation and to evaluate policies annually for discriminatory or disparate impacts • Promoting models to promote community ownership or land and housing, including

Table H-3: Suggested Strategies for Achieving Policy Goals	
Policy	**Suggested Strategies**
	Community Land Trusts, co-ops, or Tenant Opportunity to Purchase Acts • Requiring community preference policies for recipients of jurisdictional housing funding or building incentives • Prioritizing surplus public property for community-serving uses and housing projects, in partnership with disparately impacted communities • Encouraging the use of affirmative and race-forward marketing plans in affordable housing projects utilizing public funding • Establishing down-payment assistance programs for first-time homebuyers, with a focus on first-time homebuyers of color • Expand the allowed housing types (e.g., missing middle, multifamily) in areas with limited affordability and remove barriers (e.g., conditional use permits) to constructing those types • Partner with housing authorities to expand the use of housing choice vouchers in areas that data demonstrate are racially or economically exclusive • Support fair housing education and enforcement programs
H-21 Adopt policies and strategies that promote equitable development and mitigate displacement, with consideration given to the preservation of historical and cultural communities as well as investments in low-, very low-, extremely low-, and moderate-income housing production and preservation; dedicated funds for land acquisition; manufactured housing community preservation, inclusionary zoning; community planning requirements; tenant protections; public	Suggested equitable development and anti-displacement strategies include: • Consider and plan for socioeconomic diversity and cultural stability • Encourage homeownership opportunities for low-income households • Acquire and preserve manufactured housing communities to prevent displacement • Acquire land for affordable housing ahead of planned infrastructure investments or other investments that may increase land and housing costs

Table H-3: Suggested Strategies for Achieving Policy Goals	
Policy	**Suggested Strategies**

land disposition policies; and land that may be used for affordable housing. Mitigate displacement that may result from planning efforts, large-scale private investments, and market pressure. Implement anti-displacement measures prior to or concurrent with development capacity increases and public capital investments.	• Implement a community preference policy that allows housing developments to prioritize certain applicants when leasing or selling units in communities at high risk of displacement.
	• Implement tenant protections that increase stability such as:
	  ○ Notice of rent increase
	  ○ Right to live with family
	  ○ Just cause eviction for tenants on termed leases
	  ○ Tenant relocation assistance
	• Establish programs to invest in underrepresented communities to promote community-driven development and/ or prevent displacement

H-22 Implement, promote and enforce fair housing policies and practices so that every person in the county has equitable access and opportunity to thrive in their communities of choice, regardless of their race, gender identity, sexual identity, ability, use of a service animal, age, immigration status, national origin, familial status, religion, source of income, military status, or membership in any other relevant category of protected people.	Suggested fair housing policies and practices include: • Invest in programs that provide fair housing education for both renters and landlords, enforcement, and testing • Engage underrepresented communities on an ongoing basis to better understand Remove barriers to housing and increase access to opportunity • Provide more housing for vulnerable populations • Provide more housing choices for people with large families • Support efforts to increase housing stability. • Preserve and increase affordable housing in communities at high risk of displacement • Review and update zoning to increase housing options and supply in urban areas • Work with communities to guide investments in historically underserved communities.

Table H-3: Suggested Strategies for Achieving Policy Goals	
Policy	**Suggested Strategies**
	• Report annually on fair housing goals and progress
H-23 Adopt and implement policies that protect housing stability for renter households; expand protections and supports for moderate-, low-, very low-, and extremely low-income renters and renters with disabilities.	Tenant protection policies to consider include: • Just cause eviction for tenants with termed leases • Increase time periods for notice of rent increases • Prohibit discrimination in housing against tenants and potential tenants with arrest records, conviction records, and criminal history • Tenant relocation assistance • Increase access to legal services • Rental inspection programs Supports for landlords that promote tenant stability include: • Establish a fund that landlords can access to make repairs so costs are not passed on to low-income renters • Increase education for tenants and property owners regarding their respective rights and responsibilities Supports for low-income renters and people with disabilities to consider include: • Shallow and deep rent subsidies • Emergency rental assistance • Services to address barriers to housing, including tenant screening reports and civic legal aid • Increased funding for services that help people with disabilities stay in their homes and/or age in place
H-24 Adopt and implement programs and policies that ensure healthy and safe homes.	Strategies to improve the quality and safety of housing include: • Establish and promote healthy housing standards

Table H-3: Suggested Strategies for Achieving Policy Goals	
Policy	**Suggested Strategies**
	• Provide home repair assistance for households earning less than or equal to 80 percent area median income • Implement proactive rental inspection programs • Implement just cause eviction to protect tenants from landlords retaliating if they request basic maintenance and repairs to maintain a healthy and safe living environment • Partner with Aging and Disability organizations to integrate accessibility services See the King County Board of Health Guideline and Recommendation on Healthy Housing for additional guidance.[14]
H-25 Plan for residential neighborhoods that protect and promote the health and well-being of residents by supporting equitable access to parks and open space, safe pedestrian and bicycle routes, clean air, soil and water, fresh and healthy foods, high-quality education from early learning through kindergarten through twelfth grade, affordable and high-quality transit options and living wage jobs and by avoiding or mitigating exposure to environmental hazards and pollutants.	When planning for residential neighborhoods that protect and promote health and well-being of residents, suggested strategies include: • Plan for housing in conjunction with other infrastructure investments to support equitable access to opportunity for households with a range of incomes and ensure the siting of homes is not in close to environmental hazards and pollutants • Analyze disparities in access to amenities and invest in affordable housing in areas with high access to these amenities while providing services and investment in areas where low-income people live

Review, Monitor, Report, and Adjust

The Affordable Housing Committee, Growth Management Planning Council, and King County will conduct a comprehensive planning review, monitoring, reporting, and adjustment process to ensure that jurisdictions are successful in their efforts to plan for and accommodate their

[14] See link: https://kingcounty.gov/depts/health/board-of-health/~/media/depts/health/board-of-health/documents/guidelines/guideline-recommendation-18-01-attachment-A.ashx

share of allocated countywide housing needs and meet the goals of this chapter. Information in this section provides guidance to jurisdictions on their participation in this process.

H-26: Comprehensive Plan Review

The Countywide Planning Policies Housing Chapter represent an agreement between cities in King County on strategies to equitably meet countywide housing needs. The comprehensive plan review process conducted by the Growth Management Planning Council or its designee is a method of confirming that the comprehensive plans prepared by jurisdictions respond to these countywide goals. Designated reviewers will use a set of plan review standards to evaluate the completeness of plans in responding to the Housing Chapter, implementation details for policies requiring adoption or implementation, and the meaningfulness of policies that jurisdictions propose to plan for and accommodate their housing needs. A complete set of standards, along with technical assistance for the comprehensive plan review process, can be found on the King County Affordable Housing Committee website.

H-27: Jurisdictional and County Reporting Requirements

Success at meeting a community's need for housing can only be determined by measuring results and evaluating changes to housing supply and need. Cities and the County will collaborate to monitor basic information annually, as they may already do for permits and development activity. Annual tracking of information such as new policies, new units, and zoning changes will make periodic assessments easier and more efficient. A limited amount of annual monitoring will also aid in providing timely information to decision makers.

The purpose of monitoring and reporting is to motivate and enhance learning, collaboration, and progress. While some Housing Chapter Countywide Planning Policies clearly lend themselves to quantitative measures and straightforward evaluation, some do not. This is often true when factors like the result of engagement with disproportionately impacted community members significantly shape implementation or where quantitative data is lacking. In these cases, jurisdictions have the liberty to make any reasonable interpretation of the policy and report as completely and honestly as possible how well the policy has been met.

Policy H-27 establishes a commitment to monitor countywide and jurisdictional progress toward meeting housing needs and eliminating disparities in access to housing and neighborhood choices. Both King County and the cities are required to annually report data that will assist with this monitoring process.

H-28: Annual Monitoring

Policy H-28 requires cities and the County to collaborate in monitoring to ensure continual review of the effectiveness of local strategies at meeting the countywide need. The Affordable Housing Committee will establish standardized benchmarks, housing data trends, and comparative standards using data collected under H-27 to aid in assessing progress over the

planning period, relative to countywide trends and other jurisdictions. The information will be collected by King County and reported annually in a public-facing, interactive regional affordable housing dashboard. Updates on implementation strategies reported by jurisdictions as part of the comprehensive plan review process will also be available on the Regional Affordable Housing dashboard. Information on how to prepare implementation strategies is included in the comprehensive plan review standards guidance document on the Affordable Housing Committee website.

Policy H-29: Adjust Strategies to Meet Housing Needs
Data collected annually provides an opportunity for cities and the County to adapt to changing conditions and new information when monitoring finds that the adopted strategies are insufficient for meeting housing needs or result in the perpetuation of the inequitable distribution of affordable housing.

To ensure the successful implementation of comprehensive plan goals related to housing needs, the Growth Management Planning Council, Affordable Housing Committee, and King County will organize an adjustment period for comprehensive plans at the midpoint of the ten-year planning cycle. The intent of the adjustment period is to provide a formal opportunity for the Growth Management Planning Council or its designee to assess jurisdictional efforts in planning for and accommodating needs, and to require jurisdictions to take reasonable measures, if necessary, to address any identified shortfalls. The Growth Management Planning Council or its designee will develop Housing Chapter amendments that articulate the procedure and adequacy standards used to assess jurisdictional efforts no earlier than 2024. This includes work to outline the reasonable measures that the Growth Management Planning Council will use to address shortfalls.

In developing these amendments, the Growth Management Planning Council or its designee will develop Countywide Planning Policy amendments, informed by guidance, if available, from the Washington State Department of Commerce, who, under directive from 2021 House Bill 1241, will organize a state-run implementation progress report process for local comprehensive plans. Per state law, the progress report process is also meant to occur at the five-year midpoint of the planning cycle.

Appendix 5: King County School Siting Task Force Report

On March 31, 2012 the School Siting Task Force issued the following report and recommendations related to 18 undeveloped school sites in King County, and future school siting. Countywide Planning Policies DP-52, PF-13, PF-19, and PF-21 contain references to this report, and in particular the Site Specific Solutions table found on pages 15-19 of the School Siting Task Force Report.

The complete report and associated documents can be found on the Countywide Planning Policies website at:

- https://www.kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/CPPs.aspx

Appendix 6: King County Centers Designation Framework

	Metro Growth Centers	Urban Growth Centers	Countywide Growth Centers	Industrial Employment Centers	Industrial Growth Centers	Countywide Industrial Centers
1. Purpose of Center	Regional Metro Growth Centers have a primary regional role. They have dense existing jobs and housing, high-quality transit service, and are planning for significant, equitable growth and opportunity. They serve as major transit hubs for the region and provide regional services and serve as major civic and cultural centers.	Regional Urban Growth Centers play an important regional role, with dense existing jobs and housing, high-quality transit service, and planning for significant, equitable growth and opportunity. These centers may represent areas where major investments – such as high-capacity transit –offer new opportunities for growth.	Countywide growth centers[15] serve important roles as places for equitably concentrating jobs, housing, shopping, and recreational opportunities. These are often smaller downtowns, high-capacity transit station areas, or neighborhood centers that are linked by transit, provide a mix of housing and services, and serve as focal points for local and county investment.	Regional Industrial Employment Centers are highly active industrial areas with significant existing jobs, core industrial activity, evidence of long-term demand, and regional role. They have a legacy of industrial employment and represent important long-term industrial areas, such as deep-water ports and major manufacturing and can be accessed by transit. Designation is to, at a minimum, preserve existing industrial jobs and land use and to continue to equitably grow industrial employment and opportunity in these centers where possible.	Regional Industrial Growth Centers are clusters of industrial lands that have significant value to the region and potential for future equitable job growth. These large areas of industrial land serve the region with international employers, industrial infrastructure, concentrations of industrial jobs, evidence of long- term potential, and can be accessed by transit. Designation will continue growth of industrial employment and preserve the region's industrial land base for long-term growth and retention.	Countywide industrial centers serve as important local industrial areas. These areas support equitable access to living wage jobs and serve a key role in the county's manufacturing/industrial economy.
2. Distribution of Centers	Centers are designated to achieve the countywide land use vision and are based on meeting the expectations of the framework. No arbitrary limit on the number of centers will be established.	Same	Same	Same	Same	Same
PART 1. DESIGNATION PROCESS AND SCHEDULE						
A. Designation Process						
1. jurisdiction ordinance, motion, or resolution authorizing submittal of application	Yes	Yes	Yes	Yes	Yes	Yes
2. Fill out Form	Yes	Yes	KC to have an application form and process.	Yes	Yes	KC to have an application form and process.
3. Submit for eligibility review. Staff review and report	Yes	Yes	IJT staff to review and present to GMPC.	Yes	Yes	IJT staff to review and present to GMPC.
4. GMPC recommendation to PSRC	Yes	Yes	KC to have an application form and process.	Yes	Yes	KC to have an application form and process.

[15] King County does not yet have designated countywide centers, although many jurisdictions have local centers that may be equivalent. Local centers are eligible for regional and countywide funding, and this funding is distributed based on criteria and formula.

	Metro Growth Centers	Urban Growth Centers	Countywide Growth Centers	Industrial Employment Centers	Industrial Growth Centers	Countywide Industrial Centers
B. Schedule						
1. Applications limited to major updates. Call for new application approx. every 5 years.	Yes	Yes	Yes. KC to have a 5-year cycle or consider following PSRC major plan updates.	Yes	Yes	Yes. KC to have a 5 year cycle or consider following PSRC major plan updates.
C. Redesignation						
1. Follows PSRC re-designation process	Yes	Yes	Yes	Yes	Yes	Yes
PART 2: CENTER ELIGIBILITY						
A. Local and Countywide Commitment						
1. center identified in Comprehensive Plan	Yes	Yes	Yes	Yes	Yes	Yes
2. demonstrate center is local priority for growth and investments	Yes	Yes	Yes	Yes	Yes. And, commitment to protecting and preserving industrial uses, strategies, and incentives to encourage industrial uses in the center, and established partnerships with relevant parties to ensure success of manufacturing/industrial center.	Yes. And area has important county role and concentration of industrial land or jobs with evidence of long-term demand.
B. Planning						
1. completed center plan meeting Plan Review Manual specifications[16]	Yes	Yes	Yes[17]	Yes	Yes. And, in consultation with public ports and other affected government entities.	Yes[17]
2. environmental review shows area appropriate for density	Yes	Yes	Yes	Yes	Yes	Yes
3. assessment of housing need and cultural assets, including displacement of residents and businesses	Yes	Yes	Yes, as part of subarea plan or in dedicated Comprehensive Plan chapter	Not applicable	Not applicable	Not applicable
4. documentation of tools to provide range of affordable and fair housing	Yes	Yes	Yes, as part of subarea plan or in dedicated Comprehensive Plan chapter	Not applicable	Not applicable	Not applicable

[16] The PSRC *Center Plan Checklist* defines key concepts and provisions jurisdictions should use in planning for the designated centers. This includes the following: establishing a vision, considering natural and built environment topics, establishing geographic boundaries and growth targets, planning for a mix of land uses, addressing design standards, planning for a variety of housing types including affordable housing in growth centers, addressing economic development, and providing for public services and facilities, including multimodal transportation, all as appropriate and tailored to the center type and function.

[17] For Countywide Centers the topics in the *Center Plan Checklist* should be addressed, except that growth targets are not required, and they can be met through inclusion of a dedicated chapter in the Comprehensive Plan that specifies how each required topic is addressed for each countywide center, rather than in stand-alone subarea plans.

	Metro Growth Centers	Urban Growth Centers	Countywide Growth Centers	Industrial Employment Centers	Industrial Growth Centers	Countywide Industrial Centers
5. documentation of community engagement, including with priority populations [18]	Yes	Yes	Yes, as part of subarea plan or in dedicated Comprehensive Plan chapter	Yes	Yes	Yes
C. Jurisdiction and Location						
1. new Centers should be in cities	Yes	Yes	Cities or Unincorporated Urban[19]	Yes	Yes	Cities or Unincorporated Urban[19]
2. if unincorporated area: a. it has link light rail and is affiliated for annexation	Not allowed in unincorporated urban area	Not allowed in unincorporated urban area	Encouraged	Not allowed in unincorporated urban area	Not allowed in unincorporated urban area	Encouraged
b. joint planning is occurring	Not allowed in unincorporated urban area	Not allowed in unincorporated urban area	Encouraged	Not allowed in unincorporated urban area	Not allowed in unincorporated urban area	Encouraged
c. plans for annexation or incorporation are required	Not applicable (center type does not exist in unincorporated area).	Not applicable (center type does not exist in unincorporated area).	Encouraged	Not allowed in unincorporated urban area	Not allowed in unincorporated urban area	Encouraged
D. Existing Conditions						
1. infrastructure and utilities can support growth	Yes	Yes	Yes	Yes. Must include presence of irreplaceable industrial infrastructure such as working maritime port facilities, air and rail freight facilities.	Yes. Access to relevant transportation infrastructure including freight.	Yes
2. center has mix of housing and employment	Yes	Yes	Yes	Not applicable	The center has an economic impact.	Not applicable.
E. Boundaries						
1. justification for center boundaries	Yes	Yes	Yes	Yes	Yes	Yes
2. boundary generally round or square	Yes	Yes	Compact, walkable size	Not applicable	Not applicable	Not applicable
F. Transportation						
1. center has bicycle and pedestrian infrastructure and amenities	Yes	Yes	Yes. Supports multimodal transportation, including pedestrian infrastructure and amenities, and bicycle infrastructure and amenities.	Defined transportation demand management strategies in place.	Defined transportation demand management strategies in place.	Defined transportation demand management strategies in place
2. center has street pattern supporting walkability	Yes	Yes	Yes. Supports multimodal transportation, including street pattern that supports walkability.	Not applicable	Not applicable	Not applicable

[18] King County's "Fair and Just" Ordinance 16948, as amended, identifies four demographic groups, including: low-income, limited English proficiency, people of color, and immigrant populations.

[19] For multi-jurisdiction centers, please describe the manner and structure (e.g. interlocal agreement, memorandum of understanding) with which the jurisdictions will plan together over the long-term.

	Metro Growth Centers	Urban Growth Centers	Countywide Growth Centers	Industrial Employment Centers	Industrial Growth Centers	Countywide Industrial Centers
3. freight access	Yes	To be addressed in subarea plan	To be addressed in subarea plan	Access to relevant transportation infrastructure including freight.	Same	To be addressed in subarea plan
PART 3: CENTER CRITERIA						
A. Purpose						
1. Compatibility with VISION centers concept, Regional Growth Strategy and Multicounty Planning Policies	Yes	Yes	Yes	Yes	Yes	Yes
B. Activity level/Zoning [20]						
1. existing activity [21]	60 activity unit density	30 activity unit density (AUs refer to combined jobs and population)	18 activity unit density	10,000 jobs	4,000 jobs	1,000 existing jobs and/or 500 acres of industrial land
2. planned activity	Above 120 activity unit density	60 activity unit density	30 activity unit density	20,000 jobs	10,000 jobs	4,000 jobs
3. sufficient zoned capacity	Yes. Should be higher than target and supports a compact, complete, and mature urban form.	Yes. Should be higher than target.	Should have capacity and be planning for additional growth	Yes. Should be higher than target.	Yes. Should be higher than target.	Should have capacity and be planning for additional growth.
4. planning mix of housing types and employment types	Planning for at least 15% residential and 15% employment activity	Planning for at least 15% residential and 15% employment activity	Planning for at least 20% residential and 20% employment, unless unique circumstances make these percentages not possible to achieve.	At least 50% of the employment must be industrial employment. Strategies to retain industrial uses are in place.	At least 50% of the employment must be industrial employment. Strategies to retain industrial uses are in place.	At least 50% of the employment must be industrial employment. Strategies to retain industrial uses are in place.
C. Geographic Size						
1. minimum size	320 acres	200 acres	160	No set threshold; size based on justification for the boundary.	2000 acres	1,000 existing jobs and/or 500 acres of industrial land
2. maximum size	640 acres (larger if internal HCT)	640 acres (larger if internal HCT)	500 acres	No set threshold; size based on justification for the boundary.	No set threshold; size based on justification for the boundary.	No set threshold; size based on justification for the boundary.
D. Transit						

[20] PSRC's 2015 guidance on *Transit Supportive Densities and Land Uses* cites an optimal level of 56-116 activity units per acre to support light rail, dependent on transit costs per mile. The guidance indicates an optimal threshold of at least 17 activity units per acre to support bus rapid transit. Note: the existing threshold in the CPPs is roughly equivalent to 85 AUs existing activity for King County Urban Centers.

[21] For existing centers, not meeting existing activity unit thresholds is not grounds for de-designation or re-designation by the Growth Management Planning Council.

	Metro Growth Centers	Urban Growth Centers	Countywide Growth Centers	Industrial Employment Centers	Industrial Growth Centers	Countywide Industrial Centers
1. existing or planned transit service levels	Major transit hub, has high quality/high-capacity existing or planned service including existing or planned light rail, commuter rail, ferry, or other high-capacity transit with similar frequent service as light rail. (18 hours, 15-minute headways)	Fixed route bus, regional bus, Bus Rapid Transit or frequent all-day bus service (16 hours, 15 minute headways). High-capacity transit may substitute for fixed-route bus.	Yes, has frequent, all-day, fixed-route bus service (16 hours, 15-minute headways).	Must have existing or planned frequent, local, express, or flexible transit service. Should have documented strategies to reduce commute impacts through transportation demand management that are consistent with the Regional TDM Action Plan.	Same.	Should have local fixed-route or flexible transit service.
2. transit-supportive infrastructure	Provides transit priority (bus lanes, queue jumps, signal priority, etc.) within the right-of-way to maintain speed and reliability of transit service. Provides infrastructure (i.e. pedestrian and bicycle) that improves rider access to transit service and increases amenities to make transit an inviting option.	Provides transit priority (bus lanes, queue jumps, signal priority, etc.) within the right-of-way to maintain speed and reliability of transit service. Provides infrastructure (i.e. pedestrian and bicycle) that improves rider access to transit service and increases amenities to make transit an inviting option.	Supports connection/transfers between routes and other modes. Provides infrastructure (i.e. pedestrian and bicycle) that improves rider access to transit service and increases amenities to make transit an inviting option.	Provides transit priority (bus lanes, queue jumps, signal priority, etc.) within the right-of-way to maintain speed and reliability of transit service. Provides infrastructure (i.e. pedestrian and bicycle) that improves rider access to transit service and increases amenities to make transit an inviting option.	Supports connection/transfers between routes and other modes, and increases amenities to make transit an inviting option.	Supports connection/transfers between routes and other modes, and increases amenities to make transit an inviting option.
E. Market Potential						
1. Evidence of future market potential to support target and planned densities	Yes, with Market Study required	Yes, with Market Study required	Market Study encouraged	Yes, with Market Study required	Yes, with Market Study required	Market Study encouraged
2. Market data will inform adoption of land use, housing, economic development, and investment strategies, including equitable development strategies.[22]	Required within Market Study	Required within Market Study	Encouraged within Market Study	Required within Market Study, tailored for industrial employment.	Required within Market Study, tailored for industrial employment.	Encouraged within Market Study, tailored for industrial employment.
F. Role						
1. Evidence of regional or countywide role by serving as important destination	Yes	Yes	Yes	Yes	Yes	Yes
2. Planning for long-term, significant, and equitable growth	Yes	Yes	Yes	Yes	Yes	Yes
G. Zoning						

[22] For residential development, strategies and tools could include mandatory inclusionary housing, multifamily tax exemption, or others. For commercial and industrial development, strategies and tools could include priority hire policies, incentives for affordable commercial space, or others.

	Metro Growth Centers	Urban Growth Centers	Countywide Growth Centers	Industrial Employment Centers	Industrial Growth Centers	Countywide Industrial Centers
1. specific zones required	No	No	No	At least 75% land area zoned for core industrial uses. This includes manufacturing, transportation, warehousing and freight terminals.	Same	At least 75% of land area zoned for core industrial uses.
2. specific zones prohibited	No	No	No	Commercial uses within core industrial zones shall be strictly limited.	Same	Same

GLOSSARY

Affordable Housing: Housing that is affordable at 30 percent or less of a household's monthly income. This is a general term that may include housing affordable to a wide range of income levels and includes income-restricted and non-income units.

Affordable Housing Committee: A committee of the King County Growth Management Planning Council chartered to recommend actions and assess regional progress to advance affordable housing solutions and function as a point of coordination and accountability for affordable housing efforts across King County.

Agricultural Production District: A requirement of the Growth Management Act for cities and counties to designate, where appropriate, agricultural lands that are not characterized by urban growth, have soils suitable for agriculture, and that have long-term significance for commercial farming. The King County Comprehensive Plan designates Agricultural Production Districts where the principal land use should be agriculture.

Area Median Income: The annual household income for the U.S. Department of Housing and Urban Development calculates median income for each metropolitan region. These are used to determine income limits for government affordable housing programs.

Buildable Lands Program: A requirement of the Growth Management Act for certain counties in western Washington to report on a regular basis the amount of residential and commercial development that has occurred, the densities of that development, and an estimate of each jurisdiction's ability to accommodate its growth target based on the amount of development that existing zoning would allow.

Clean Renewable Energy: Includes the production of electricity from wind, solar and geothermal and does not include production of energy created by combustion of fuel that causes greenhouse gas emissions or produces hazardous waste.

Climate Change: The variation in the earth's global climate over time. It describes changes in the variability or average state of the atmosphere. Climate change may result from natural factors or processes (such as change in ocean circulation) or from human activities that change the atmosphere's composition (such as burning fossil fuels or deforestation.)

Climate Change Adaptation refers to actions taken to adapt to unavoidable impacts as a result of climate change. Climate Change Mitigation refers to actions taken to reduce the future effects of climate change.

Comprehensive Plan: A plan prepared by a local government following the requirements of the Washington Growth Management Act, containing policies to guide local actions regarding land use, transportation, housing, utilities, capital facilities, and economic development in ways that will accommodate at least the adopted 20-year targets for housing and employment growth.

Cost Burden: When a household spends more than 30 percent of their gross monthly income on housing costs.

Displacement: The involuntary relocation of current residents or businesses from their current residence. This is a different phenomenon than when property owners voluntarily sell their interests to capture an increase in value. Physical displacement is the result of eviction, acquisition, rehabilitation, or demolition of property, or the expiration of covenants on rent- or income-restricted housing. Economic displacement occurs when residents and businesses can no longer afford escalating housing costs. Cultural displacement occurs when people choose to move because their neighbors and culturally related businesses have left the area.

Environmental Justice: The fair distribution of costs and benefits, based on a consideration for social equity. Environmental justice is concerned with the right of all people to enjoy a safe, clean, and healthy environment, and with fairness across racial, social, and economic groups in the siting and operation of infrastructure, facilities, or other large land uses.

Equitable Development: Public and private investments, programs, and policies in neighborhoods, characterized by high levels of chronic and recent displacement; a history of racially driven disinvestment; and significant populations of marginalized communities. This work is conducted in partnership with community stakeholders to meet the needs of marginalized people and reduce disparities, taking into account history and current conditions, so that quality of life outcomes such as access to quality education, living wage employment, healthy environment, affordable housing, and transportation, are equitably distributed for the people currently living and working there, as well as for new people moving in.

Extremely Low-Income Households: Households earning less than or equal to 30 percent of the area median income for their household size.

Fossil Fuels: Petroleum and petroleum products, coal, and natural gas such as methane, propane, and butane, derived from prehistoric organic matter and used to generate energy. Fossil fuels do not include:

a) Petrochemicals that are used primarily for non-fuel products, such as asphalt, plastics, lubricants, fertilizer, roofing, and paints;

b) Fuel additives, such as denatured ethanol and similar fuel additives, or renewable fuels, such as biodiesel or renewable diesel with less than five percent fossil fuel content; or
c) Methane generated from the waste management process, such as wastewater treatment, anaerobic digesters, landfill waste management, livestock manure and composting processes.

Fossil Fuel Facility: A commercial facility used primarily to receive, store, refine, process, transfer, wholesale trade or transport fossil fuels, such as, but not limited to, bulk terminals, bulk storage facilities, bulk refining and bulk handling facilities. Fossil fuel facilities do not include individual storage facilities of up to thirty thousand gallons and total cumulative facilities per site of sixty thousand gallons for the purposes of retail or direct-to-consumer sales, facilities or activities for local consumption; noncommercial facilities, such as storage for educational, scientific or governmental use; or uses preempted by federal rule or law.

Forest Production District: A requirement of the Growth Management Act for cities and counties to designate, where appropriate, forest lands that are not characterized by urban growth and that have long-term significance for the commercial production of timber. The King County Comprehensive Plan designates Forest Production Districts where the primary use should be commercial forestry.

Frequent Transit: Transit service that is "show-up and go," that comes frequently enough that passengers do not require a schedule.

Frontline Communities: Those communities that are disproportionately impacted by climate change due to existing and historical racial, social, environmental, and economic inequities, and who have limited resources and/or capacity to adapt. These populations often experience the earliest and most acute impacts of climate change, but whose experiences afford unique strengths and insights into climate resilience strategies and practices. Frontline communities include Black, Indigenous, and People of Color (BIPOC) communities, immigrants and refugees, people living with low incomes, communities experiencing disproportionate pollution exposure, women and gender non-conforming people, LGBTQIA+ (lesbian, gay, bisexual, transgender, queer, intersex, asexual, + other) people, people who live and/or work outside, those with existing health issues, people with limited English skills, and other climate-vulnerable groups.

Growth Management Act: State law (RCW 36.70A) that requires local governments to prepare comprehensive plans (including land use, transportation, housing, capital facilities and utilities) to accommodate 20 years of expected growth. Other provisions of the Growth Management Act require developing and adopting countywide planning policies to guide local comprehensive planning in a coordinated and consistent manner.

Growth Targets: The number of residents, housing, or jobs that a jurisdiction is expected to use as the land use assumption in its comprehensive plan. Growth targets are set by countywide planning groups for counties and cities to meet the Growth Management Act requirement to allocate urban growth that is projected for the succeeding twenty-year period (RCW 36.70A.110). Countywide growth targets are articulated in the Development Patterns chapter.

Greenhouse Gas: Components of the atmosphere that contribute to global warming, including carbon dioxide, methane, nitrous oxide, and fluorinated gases. Human activities have added to the levels of most of these naturally occurring gases.

Health Disparity: A gap or difference in health status between different groups of people, including race, income, education, and geographic location. This health difference is closely linked with social, economic, and/or environmental disadvantage.

Healthy Housing: Housing that protects all residents from exposure to harmful substances and environments, reduces the risk of injury, provides opportunities for safe and convenient daily physical activity, and assures access to healthy food and social connectivity.

High-Capacity Transit: Transit modes that operate principally on exclusive rights-of-way which provides a substantially higher level of passenger capacity, speed, and service frequency than traditional public transportation systems operating principally in general purpose roadways, including light rail, streetcar, commuter rail, ferry terminals, and bus rapid transit stations.

High-Density Housing: Multifamily housing of a certain density that is considered to be more intensive than moderate-density housing. This designation includes housing types of 20 or more units.

Historically Underserved Communities: Groups of people living in places that have experienced a long-term pattern of lacking investment in public services and amenities relative to neighboring communities or an expected standard.

Housing Affordability: Refers to the balance (or imbalance) between incomes and housing costs within a community or region. A common measurement compares the number of households in certain income categories to the number of units in the market that are affordable at 30 percent of gross income.

Housing Needs: The number of housing units needed in King County by the end of the planning period to ensure sufficient and attainable housing for all households. Jurisdictional housing needs are shown in Table H-2.

Industry Clusters: Specific economic segments and industry clusters that are the focus of the Puget Sound Regional Council's Regional Economic Strategy.

Incentive Zoning: Incentive zoning is a broad regulatory framework for encouraging and stimulating development that provides a desired public benefit as established in adopted planning goals. An incentive zoning system is implemented on top of an existing base of development regulations and works by offering developers regulatory allowances in exchange for public benefits.

Income-Restricted Affordable Housing Units: Housing units that provide lower-income people with an affordable place to live. To be eligible to live in one of these units, a prospective tenant's gross monthly income must be below a certain income threshold. The unit is also limited in price so as to be affordable to households at certain income levels.

Inclusionary Zoning: Inclusionary zoning stipulates that new residential development in certain zones includes some proportion or number of affordable housing units or meets some type of alternative compliance. Inclusionary zoning taps into economic gains from rising real estate values to create affordable housing for lower-income households. This mandatory approach can create more affordable housing in neighborhoods with access to transportation and quality jobs.

Jobs-Housing Balance: A planning concept which advocates that housing and employment be located closer together, with an emphasis on matching housing options with nearby jobs, so workers have shorter commutes or can eliminate vehicle trips. Improving balance means adding more housing to job-rich areas and more jobs to housing-rich areas. It also means ensuring a variety of housing choices available to a people earning variety of incomes in proximity to job centers to provide opportunities for residents to live close to where they work regardless of their income.

King County Open Space System: A regional system of *county-owned* parks, trails, natural areas, working agricultural and forest resource lands, and flood hazard management lands.

Low-Income Households: Households earning greater than 50 percent to less than or equal to 80 percent of the area median income for their household size.

Manufacturing/Industrial Centers: Designated locations within King County cities meeting criteria detailed in the King County Centers Designation Framework.

Mixed-Use Development: A building or buildings constructed as a single project which contains more than one use, typically including housing plus retail and/or office uses.

Moderate-Density Housing: Housing of a certain density that bridges a gap between single-family housing and more intense multifamily and commercial areas and provides opportunities for housing types that are inclusive to people of different ages, life stages, and incomes. Moderate-density housing includes but is not limited to duplexes, townhomes, and low-rise apartments and range in unit count from 1-unit attached up to 19 units.

Moderate-Income Households: Households earning greater than 80 percent to less than or equal to 120 percent of the area median income for their household size.

Monitoring: An organized process for gathering and assessing information related to achieving established goals and policies. The process uses performance indicators to show progress toward, movement away from, or static state in policy implementation or policy achievement. Implementation monitoring tracks whether agreed-upon actions are taking place. Performance monitoring assesses whether desired results are achieved.

Natural Resource Lands: Designated areas within King County that have long-term significance for agricultural, forestry, or mining. See Appendix 1: Generalized Land Use Categories Map.

Net New Housing Needs: The total number of new units needed in addition to current housing units to meet projected housing needs by the end of the planning period.

Open Space: A range of green places, including natural and resource areas (such as forests), recreational areas (such as parks and trails), and other areas set aside from development (such as plazas).

Opportunity Areas: Areas with high quality schools, jobs, transit; access to parks, open space, and clean air, water, and soil; and other key determinants of social, economic, and physical well-being.

Populations Disproportionately Impacted by Housing Cost Burden: When a household spends more than 30 percent of their income on their housing, they are considered cost burdened. Black, Indigenous, and Latinx households, as well as many immigrant and refugee households, are disproportionately represented both among households earning less than 80 percent of AMI as well as among cost burdened households, in part due to the legacy of structural racism and discrimination in housing and land use policies and practices. Households earning at or below 30 percent are also more disproportionately impacted by housing cost burden than higher income households.

Potential Annexation Area: A portion of the urban unincorporated area in King County that a city has identified it will annex at some future date. See Appendix 2: Potential Annexation Areas Map.

Purchase of Development Rights: Programs that buy and then extinguish development rights on a property to restrict development and limit uses exclusively for open space or resource-based activities such as farming and forestry. Covenants run with the land in perpetuity so that the property is protected from development regardless of ownership.

Regional Growth Strategy: The strategy defined in VISION 2050 that was developed by the Puget Sound Regional Council to help guide growth in the four-county region that includes King, Kitsap, Pierce, and Snohomish counties. VISION 2050 directs most of the region's forecasted growth into designated Urban Areas, and concentrates growth within those areas in designated centers planned for a mix of uses and connection by high-capacity transit

Regional Transportation Plan: A 30-year action plan, adopted by the Puget Sound Regional Council, for transportation investments in the central Puget Sound region intended to support implementation of VISION 2050.

Renewable Energy: Energy created from sources that can be replenished in a short period of time. The five renewable sources used most often are biomass (such as wood and biogas), the movement of water, geothermal (heat from within the earth), wind, and solar.

Rural Area: Designated area outside the Urban Growth Area that is characterized by small-scale farming and forestry and low-density residential development. See Appendix 1: Generalized Land Use Categories Map.

Cities in the Rural Area: Cities that are surrounded by Rural Area or Natural Resource Lands. Cities in the Rural Area are part of the Urban Growth Area.

Special Needs Housing: Housing arrangements for populations with special physical or other needs. These populations include the elderly, disabled persons, people with medical conditions, homeless individuals and families, and displaced people.

Stormwater Management: An infrastructure system that collects runoff from storms and redirects it from streets and other surfaces into facilities that store and release it – usually back into natural waterways.

Sustainable Development: Methods of accommodating new population and employment that protect the natural environment while preserving the ability to accommodate future generations.

Tenure: The legal status by which people have the right to occupy their accommodation. Common housing tenure are renting (which includes public and private rented housing) and homeownership (which includes owned outright and mortgaged).

Transfer of Development Rights: Ability to transfer allowable density, in the form of permitted building lots or structures, from one property (the "sending site") to another (the "receiving site") in conjunction with conservation of all or part of the sending site as open space or working farm or forest.

Transportation Demand Management: Various strategies and policies (e.g., incentives, regulations) designed to reduce or redistribute travel by single occupancy vehicles in order to make more efficient use of existing facility capacity.

Transportation System: A comprehensive, integrated network of travel modes (e.g., airplanes, automobiles, bicycles, buses, feet, ferries, freighters, trains, trucks) and infrastructure (e.g., sidewalks, trails, streets, arterials, highways, waterways, railways, airports) for the movement of people and goods on a local, regional, national and global scale.

Universal Design: A system of design that helps ensure that buildings and public spaces are accessible to people with or without disabilities.

Urban Growth Area: The designated portion of King County that encompasses all cities as well as other urban land where the large majority of the county's future residential and employment growth is intended to occur. See Appendix 1: Generalized Land Use Categories Map.

Very Low-Income Households: Households earning greater than 30 percent to less than or equal to 50 percent of the area median income for their household size.

VISION 2050: The integrated, long-range vision for managing growth and maintaining a healthy region—including the counties of King, Kitsap, Pierce, and Snohomish. It contains an environmental framework a numeric Regional Growth Strategy, the Multicounty Policies, and implementation actions and measures to monitor progress.

Walkshed: The area around a transit center typically measured as one half-mile radius used to measure the area in which walking or biking can serve as viable way to access a transit facility.

Water Resource Inventory Area: Major watershed basins in Washington identified for water-related planning purposes.

Workforce Housing: Housing that is affordable to households with one or more workers. Creating workforce housing in a jurisdiction implies consideration of the wide range of income

levels that characterize working households, from one person working at minimum wage to two or more workers earning the average county wage or above. There is a particular need for workforce housing that is reasonably close to regional and sub-regional job centers and/or easily accessible by public transportation.

Errata Sheet

During the engrossment of the amendments in Ordinance 19660, several non-substantive typographical errors were identified. These have been corrected in this version of the CPPs and are noted below.

Introduction

- Updated Table of Contents (page. 3).
- Added a missing period to the end of the first paragraph under *The King County Countywide Planning Policies* (p. 6).

Development Patterns

- Added an "s" to housing need(s) under point "d)" of DP-13 (p. 22).

Housing

- Added a missing comma to the first paragraph in the Housing Chapter (p. 37).
- Corrected the placement of an "-" in the introductory section of the Housing Chapter (p. 38).
- Corrected "Unincorporated Urban" to "Urban Unincorporated" in Table H-1 (p. 41).
- Added a missing comma to H-23 (p. 47).

Appendix 4

- Added a missing comma in Table H-2 under the column "Jurisdictional Emergency Housing Needs" for Seattle (p. 77).
- Fixed an error that did not display the Total Future Need: 2044 for Issaquah in the >120% column of Table H-2 (p. 78).
- Add the missing word "Communities" to the "High Capacity Transit" section of Table H-2 (p. 78 – 79).
- Replaced "&" with "and" under the "Cities & Towns" section of Table H-2 (p. 79 – 80).
- Added a missing comma under Policy H-3 in the Housing Needs Section (p. 83).
- Added a colon in the heading of Table H-3 (p. 87 - 102).
- Uncapitalized "Area Median Income" in the Suggested Strategies column for H-12 (p. 90).
- Corrected location of a colon in the Suggested Strategies column for H-15 (p. 92).

Appendix 6

- Updated a repeated footnote citation from 10 to 17 (p. 107).
- Updated a repeated footnote citation from 12 to 19 (p. 108).

Glossary

- Add a missing "to" to the definition of "Net New Housing Need" (p. 117).

King County Affordable Housing Committee

Housing-Focused Draft Comprehensive Plan Review Guide

Last updated May 31, 2024

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Introduction

The Affordable Housing Committee (AHC) is implementing a housing-focused draft comprehensive plan review program (plan review program), as established by the King County Countywide Planning Policies (CPP) Housing Chapter Policy H-26. The purpose of the program is to:

- offer early guidance and assistance to jurisdictions on comprehensive plan alignment with the CPP Housing Chapter;
- ensure plans address all Housing Chapter goals and policies and include required analyses;
- evaluate the meaningfulness of public review draft comprehensive plan responses to policies in this chapter, where meaningful responses can be reasonably expected to achieve a material, positive change in the jurisdiction's ability to meet housing needs; and
- collect data on jurisdictional implementation details to inform future AHC and Growth Management Planning Council (GMPC) monitoring and evaluation during the remainder of the planning period.

This guide details the process and standards used by the AHC for comprehensive plan review and provides resources for jurisdictions as they draft comprehensive plan updates. This guide is a working document and may be updated to incorporate lessons learned and feedback received during the review of draft plans. At a high level:

- AHC staff are available to provide technical assistance as jurisdictions draft their comprehensive plans and materials for AHC review;
- Jurisdictions submit the housing-related components of their draft comprehensive plan, a draft land use map, a CPP completeness checklist, and an implementation strategies workbook for review;
- Jurisdictions will receive a comment letter on how their draft plan aligns with the CPP Housing Chapter that may include recommendations or suggestions to improve alignment; and
- Jurisdictions will incorporate feedback and adopt their plan.

The AHC recognizes jurisdictions in King County are working to comply with many new requirements for the 2025-2044 comprehensive planning period. Jurisdictions may face challenges submitting public review draft plans to the AHC early enough to receive and incorporate feedback. The AHC may not approve a comment letter with enough time for the jurisdiction to address the AHC's recommendations before the state-mandated deadline. **AHC staff are committed to working collaboratively with jurisdiction staff and providing flexibility whenever feasible.**

The AHC also understands jurisdictions face significant and structural barriers to meeting their housing needs over the planning period, including:

- Housing needs for the lowest-income households are unlikely to be met without significant new funding for income-restricted housing.
- Shifts in housing markets and the economy can occur unexpectedly, driven by forces outside of a jurisdiction's control.

Jurisdictions can adopt policies that advance CPP Housing Chapter goals, but successful implementation may require resources and involvement from other levels of government, nonprofits, philanthropy, and the private sector.

At the same time, jurisdictions have direct control over many of the most important tools needed to meeting King County's housing needs. Policy and code changes can have a major impact on their own towards meeting a jurisdiction's housing needs. Policies that guide investments are also critical to ensuring the resources that are deployed are done so effectively. Taking into consideration each jurisdiction's unique needs and capabilities, the AHC will provide constructive feedback meant to improve local processes and approaches aimed at improving affordable housing outcomes.

Local jurisdictions are a critical partner for addressing the region's housing crisis. Together, local jurisdictions, the AHC, and other partners can remove barriers and implement new strategies to support affordable, accessible, and healthy housing choices for current and future residents across King County.

Planning Framework

In Washington State, jurisdictions use comprehensive plans to plan for and accommodate the housing needs of current and future residents. Multiple levels of government help guide the comprehensive planning process:

- The Washington State Growth Management Act (GMA) establishes a framework for comprehensive planning statewide (RCW 36.70A).[1]
- The Puget Sound Regional Council's (PSRC) VISION 2050 sets Multicounty Planning Policies (MPPs) between King, Pierce, Snohomish, and Kitsap counties to align regional planning efforts.
- The CPPs guide local planning in King County. The CPPs are developed by the County and cities through the GMPC. The GMPC recommends the CPPs and subsequent amendments for approval by the King County Council. After King County Council approval and ratification, the CPPs or amendments must be ratified by jurisdictions representing at least 70 percent of King County's

[1] In 2021, House Bill 1220 significantly amended housing planning requirements under the GMA. The Washington Department of Commerce provides information on these new requirements on their website.

population and 30 percent of the jurisdictions in King County within 90 days, as established by CPP Vision and Framework Chapter Policy FW-1.

King County and the 39 cities in King County must review and revise their **comprehensive plans** every ten years.[2] Under the GMA, a jurisdiction's activity and capital budget decisions must be made in conformity with its comprehensive plan.[3] Jurisdictions should also develop a strategy for implementing their comprehensive plan that describes the regulatory and nonregulatory measures to be used to implement the comprehensive plan and identify the development regulations needed.[4]

For the upcoming 2024-2044 planning period, jurisdictions in King County must adopt a periodic update to their comprehensive plan by December 31, 2024. **All King County jurisdictions should participate** in the AHC's housing-focused comprehensive plan review program, as established by CPP H-26, which is intended to support jurisdictions in strengthening alignment of their comprehensive plans with the CPP Housing Chapter during the periodic update process.

[2] RCW 36.70A.130
[3] RCW 36.70A.120
[4] WAC 365-196-650

Comprehensive Plan Review Process

The AHC's comprehensive plan review process starts with early collaboration between jurisdiction staff and AHC staff **before a jurisdiction releases a public review comprehensive plan draft**. It ends with jurisdictional adoption of comprehensive plans by or before December 31, 2024. The process has **four main stages**:

The following section provides guidance and outlines key jurisdictional tasks at each step.

I. Technical Assistance and Prepare for Plan Review

Jurisdiction Key Tasks	AHC Key Tasks
• Review AHC comprehensive plan review technical assistance resources • Reach out to AHC staff for consultation and questions • Inform AHC staff of the anticipated release date of the comprehensive plan public review draft • Prepare submission materials	• AHC staff available for technical assistance

Jurisdiction staff are encouraged to explore the following resources for guidance on aligning comprehensive plans with the CPP Housing Chapter:

- King County CPPs
  - Housing Chapter, pages 37-51
  - Appendix 4: Housing Technical Appendix, pages 74-104
- Resources for Documenting the Local History of Racially Exclusive and Discriminatory Land Use and Housing Practices (*for alignment with CPP H-5 and H-9*)
- Regional Affordable Housing Dashboard – See the "Jurisdictional Snapshot" section of this dashboard for data on income-restricted housing in the jurisdiction, rates of cost burden broken out by racial and income categories, among other housing data

Jurisdiction staff should contact AHC staff at AHCplanreview@kingcounty.gov as early as possible to share anticipated release dates for comprehensive plan public review drafts. AHC staff are also available to meet and respond to questions about CPPs and the plan review process.

II. Submit Materials

Jurisdiction Key Tasks	AHC Key Tasks

• Prior to or concurrent with release of the public review draft, submit:
  ○ housing-related components of the draft comprehensive plan;
  ○ draft land use map;
  ○ CPP completeness checklist; and
  ○ implementation strategies workbook
• Meet with AHC staff for intake meeting
• Work with AHC staff to set review schedule and date for AHC plan review
	• AHC staff schedule intake meeting

The AHC will review and comment on public review drafts to give jurisdictions and the AHC time to compile and respond to feedback in advance of jurisdictions submitting for PSRC and state agency reviews at least 60 days before scheduled adoption.

Materials for submission include:

- **Housing-related components of draft comprehensive plan**
  Attach or link to a digital copy of the housing-related components of the public review draft of the plan, inclusive of all elements and relevant draft appendices and analysis. This includes the housing element and any other components central to demonstrating consistency with all the CPP Housing Chapter policies.

- **Draft land use map**
  Attach or link to a digital copy of a map that reflects proposed land use changes. A pdf of the map is preferred.

- **CPP completeness checklist**
  Fill out and attach a completeness checklist to guide and inform AHC staff review. Please submit this as a Word file.

- **Draft implementation strategies workbook**
  Fill out and attach an implementation strategies workbook to demonstrate consistency with CPP Housing Chapter policies that state "implement" or "adopt." Please submit this as an Excel file.

Jurisdiction staff can email materials to AHC staff at AHCplanreview@kingcounty.gov. Upon submission, AHC staff will confirm the receipt of materials.

Following receipt, AHC staff will schedule an intake meeting with jurisdiction staff. Jurisdiction staff should be prepared to highlight plan components AHC staff should pay particular attention to in their review.

III. AHC Review and Comment Letter Approval and Issuance

Jurisdiction Key Tasks	AHC Key Tasks
• Meet with AHC staff after their initial review to answer clarifying questions and provide additional context • Review preliminary draft comment letter for factual errors	• AHC staff conduct initial review • AHC staff meet with jurisdiction staff after initial review • AHC staff draft comment letter • AHC Chair shares preliminary draft comment letter with jurisdiction staff • AHC approves comment letter

The AHC's review takes **two to five months** from submission to AHC issuance of a plan review comment letter.

During the review process, AHC staff use **housing-focused comprehensive plan review standards** to evaluate plans' alignment with the CPPs and inform comment letters. For guidance on how to align with comprehensive plan review standards, see the Aligning with Comprehensive Plan Review Standards section of this guidance.

Before AHC staff draft comment letters, AHC staff will meet with jurisdiction staff twice: at initial intake and then again to discuss any initial concerns or confusion with the plan.

AHC staff will then complete their review and draft a comment letter.

Plan review comment letters:

- Confirm the completeness of housing-related components of draft comprehensive plans (see plan review standards 1 and 2);
- Provide an assessment of draft plan meaningfulness and how plan elements advance CPP Housing Chapter goals (see plan review standard 3); and
- Highlight particularly meaningful components, recommend changes necessary to align with the CPP Housing Chapter, and suggest changes to strengthen alignment with the CPP Housing Chapter.

Then, the AHC Chair will review the letter and share a preliminary version with jurisdiction staff, requesting the jurisdiction staff review the letter for factual errors. The Chair will determine which comments are pulled for discussion by the AHC and which should be placed on the consent agenda.

Following this, AHC staff will circulate and post online the draft letters, the consent agenda, and plan review submission materials to the AHC at least four business days before an AHC meeting. At the meeting, AHC members may pull additional comments for discussion. Following AHC deliberation, members may possibly amend and approve the comment letter.

IV. Incorporate AHC Feedback and Adopt Plan

Jurisdiction Key Tasks	AHC Key Tasks
• Once the AHC approves and issues the letter, jurisdiction staff review the letter and address feedback provided • Jurisdiction legislative body adopts the comprehensive plan prior to or by the state-mandated December 31, 2024 deadline • After comprehensive plan adoption, jurisdiction staff update and submit to AHC staff revised implementation strategies workbook to align with the adopted comprehensive plan	• AHC Chair emails final comment letter to jurisdiction • AHC staff post the final comment letter on AHC website

Following AHC approval of the letter, the AHC Chair will email the final comment letter to the jurisdiction staff who submitted the plan and AHC staff will post the letters online. AHC staff will endeavor to review public review drafts and submissions in a timely fashion. The AHC comment letter will acknowledge if the letter is delayed or approved with no time for the jurisdiction to incorporate feedback.

Jurisdiction staff are then encouraged to review the AHC's comments and work with their city councils, planning commissions, or other collaborators to revise their draft comprehensive plans to align with the recommendations and suggestions. Jurisdictional councils should adopt the comprehensive plan by the state-mandated December 31, 2024 deadline.

The AHC's review is the first step in an accountability framework for the housing-related components of local comprehensive plans established in the CPPs:

- H-27 establishes annual monitoring and reporting requirements for the County and local jurisdictions;
- H-28 directs the County to provide information on jurisdictions' progress using public-facing tools; and
- H-29 directs the GMPC or its designee to review monitoring and reporting data and identify significant shortfalls.

The 2021 CPPs, as amended in 2023 by King County Ordinance 19660, include the complete policies and additional information in the Housing Technical Appendix (Appendix 4).

Note that AHC staff will use the implementation strategies submitted during the plan review process to track jurisdictional progress on implementing an adopted comprehensive plan over the course of the planning period. If plan policies or implementation strategies change after submitting to this program, jurisdiction staff should send updated implementation strategies to AHC staff to reflect the changes after the plan is adopted. This step will ensure that the AHC provides an evaluation of jurisdictional progress based on finalized implementation strategies and plan policies. AHC staff will work with the jurisdiction through the monitoring and reporting and mid-point review processes as established by CPPs H-27 and H-29 to understand any progress to update the plan or implement policies to align with the AHC's comment letter.

Aligning with Comprehensive Plan Review Standards

This section provides details about the comprehensive plan review standards and how AHC staff will evaluate jurisdictions' submissions using these standards. These standards were approved by GMPC Motion 23-2.

Standard 1 | Plan Completeness

STANDARD 1
The plan policies and related appendices evidently address all CPP Housing Chapter policies.

The housing-related components of a public review draft comprehensive plan submitted for the AHC's review should be consistent with all CPP Housing Chapter policies.

To facilitate the AHC's review, jurisdiction staff should complete and submit a CPP Completeness Checklist with their draft plan, which can be found in the appendix of this guidance. In the checklist, staff should list the comprehensive plan policy or appendices that address each CPP Housing Chapter policy and provide page numbers to guide AHC staff as they review the plan. Jurisdiction staff completing the checklist can submit additional information for reviewers to consider in the "notes" column of the checklist. This could include explanations of how the final plan will address unfinished plan elements and/or unaddressed CPPs Housing Chapter policies.

See the 2021 King County CPPs, as amended in 2023 by King County Ordinance 19660, for the full text of the CPP Housing Chapter.

Standard 2 | Implementation Strategies

STANDARD 2
The plan or related appendices articulate implementation strategies for Housing Chapter CPPs requiring policy adoption and/or implementation: H-1, H-2, H-9, H-10, H-12, H-13, H-14, H-15, H-16, H-17, H-18, H-19, H-20, H-21, H-22, H-23, H-24, and H-25. Implementation strategies should identify: a) the regulatory or non-regulatory measures to be used to implement goals and policies used to address CPP Housing Chapter policies; and b) an adoption schedule for measures.

As part of plan review submittal, jurisdiction staff should:

- provide the AHC with implementation strategies for CPP Housing Chapter policies H-1, H-2, H-9, H-10, H-12, H-13, H-14, H-15, H-16, H-17, H-18, H-19, H-20, H-21, H-22, H-23, H-24, and H-25, all of which require jurisdictions adopt and/or implement specific policies to accommodate housing needs and advance CPP Housing Chapter goals.
- articulate regulatory and non-regulatory measures necessary to implement the comprehensive plan policy.

- include a timeline of anticipated adoption.[5] For timelines, jurisdiction staff can indicate the anticipated year of adoption or use ranges (e.g., "short-term"), as long as the ranges are defined (e.g., "short-term" means one to three years).

To facilitate review, jurisdiction staff should include a completed Implementation Strategies Workbook in their submission materials. Implementation measures provided in this workbook should be concise and action-oriented. If needed, jurisdictions may accompany implementation strategies with notes for AHC reviewer consideration.

The workbook includes example implementation strategies. Additional examples of potential measures to implement policies responsive to CPP Housing Chapter policies can be found in Table H-3 in the CPP Appendix 4: Housing Technical Appendix and in the Resource section in this guide.

The AHC will use the implementation strategies to evaluate jurisdictional progress on comprehensive plan implementation. The AHC will develop and finalize specifics on how implementation progress will be reported after reviewing the information collected during the first year the AHC collects data for annual monitoring. For updates on this process, refer to AHC staff reports on annual monitoring and comparative standard development on the AHC's "Meetings and Membership" page.

Jurisdiction staff should **provide updated implementation strategies** to AHC staff within three months of plan adoption for use in annual monitoring. Please email updated strategies to AHCplanreview@kingcounty.gov.

Standard 3 | Meaningful Plan Responses to CPP Housing Chapter

STANDARD 3
The plan lays out meaningful policies that, taken together, support the jurisdiction's ability to equitably meet housing need by promoting: a. equitable processes and outcomes; b. increased housing supply, particularly for households with the greatest needs; c. expanded housing options and increased affordability accessible to transit and employment; d. expanded housing and neighborhood choice for all residents; e. housing stability, healthy homes, and healthy communities; and f. a commitment to continuous improvement through implementation, monitoring, and adjustment.

Once the AHC reviews a plan for completeness and accompanying implementation strategies, reviewers will evaluate the meaningfulness of plan responses to CPP Housing Chapter policies. Per CPP H-26, meaningful plan responses to CPP Housing Chapter policies can be reasonably expected to achieve a material, positive change in the jurisdiction's ability to meet housing needs over the planning period.

AHC staff created a framework (Table 1) to help jurisdiction staff understand and articulate how their plan meaningfully supports the jurisdiction's ability to equitably meet housing needs. Use of this tool is optional.

[5] WAC 365-196-650

Qualities for meaningful plan responses to the CPP Housing Chapter include, but are not limited to:

Allocated countywide housing needs guide land use changes and other strategies
Policy H-1 allocates the jurisdiction's share of countywide housing need, broken out into 0 to 30 percent, 31 to 50 percent, 51 to 80 percent, 81 to 120 percent, and greater than 120 percent area median income (AMI) bands and emergency housing needs. After conducting a land capacity analysis, as outlined by the Department of Commerce,[6] jurisdiction staff should use allocated countywide housing needs as the basis for land use changes proposed in the comprehensive plan. Likewise, programmatic commitments outlined in a jurisdiction's plan should be reasonably expected to support the jurisdiction's ability to meet needs over the planning period.

Strong analysis of needs, gaps, and barriers that inform policies and implementation strategies
CPPs H-3, H-4, and H-5 require jurisdictions conduct analysis meant to inform the comprehensive plan update process. Jurisdictions should refer to CPP Appendix 4 and the resource section of this guidance for best practices in completing required CPP Housing Chapter analyses.

The AHC will be more likely to consider a submission meaningful if it clearly demonstrates:

- how policies are informed by the housing needs, gaps, and barriers identified and
- how the implementation strategies are likely to have a meaningful impact on the jurisdiction's ability to implement its policies.

Committed and action-oriented language in policies and implementation strategies
To convey plan meaningfulness, policy and implementation strategies language should avoid ambiguous words that do not demonstrate a clear commitment to implementation or positive, material change. For example:

- Use the word "shall" when committing to future actions (City X *shall* pass policy/measure A) where possible. "Shall" demonstrates a stronger commitment to a stated action in a legal context than other intention-setting words such as "should."
- Avoid words like "consider" or "encourage," unless followed by a concrete action or commitment. Neither word demonstrates a strong or clear commitment to action.

Strong and consistent equity focus
The CPP Housing Chapter sets an overarching goal that all jurisdictions "take actions that eliminate race-, place-, ability, and income-based housing disparities." Meaningful plan responses to CPP Housing Chapter policies should result in policies and implementation strategies to meet housing needs in a manner that focuses on households with the greatest needs. For guidance on crafting equitable housing plans, see CPP Appendix 4 and the resources section of this guide.

Policies work together, not against each other
Before submitting plans for review, jurisdiction staff should ensure that plan policies do not advance some CPP Housing Chapter goals at the expense of others. For example, upzoning in an area at high risk of displacement to accommodate designated housing needs would likely undermine policies related to displacement if the upzones weren't adopted with complementary anti-displacement

[6] Washington State Department of Commerce, "Guidance for Updating Your Housing Element" Chapter 3: Land capacity analysis, page 16.

measures. During review, the AHC would highlight this contradiction and suggest ways to alleviate displacement risk while also accommodating new housing growth.

Demonstrated intention for material, positive change

Comprehensive plans should demonstrate a clear commitment to improving how a jurisdiction plans for and accommodates housing need over the planning period. Given ongoing housing disparities, the AHC recognizes that current planning in King County is insufficient to meet the level of need. Meaningful plans will recognize gaps in the jurisdiction's current approach to meeting housing needs and propose policies that demonstrate a clear intention to achieving material, positive change.

Table 1: Example Framework to Evaluate Meaningful Responses

This table provides a logic framework a jurisdiction could use to understand how their housing-related analysis, policies, and implementation strategies meaningfully support their ability to equitably meet housing needs. Jurisdictions are **not required** to use or submit this framework to the AHC for review.

Need, Gap or Barrier Identified	Comprehensive Plan Policy	Implementation Strategies	Expected Positive, Material Change
Example: Madrone City's Housing Needs Assessment finds its existing density incentive program has only been used a few times, resulting in few new income-restricted housing units.	*Example:* **Policy:** Madrone City shall provide density bonuses and other incentives for the development of affordable housing. Bonuses shall be periodically reviewed and updated, as needed, to ensure they are effective in creating affordable housing units	*Example:* Ongoing measure: Madrone City staff will prepare code changes to improve the existing density incentive program with the 2024 Comprehensive Plan. The update will require some income-restricted units in projects in commercial areas and in areas with transit options for commuters to access major employment centers.	*Example:* Madrone City identifying and addressing a gap in its existing density incentive program will improve the city's ability to provide options desirable to developers, addressing CPP **H-12**: "Adopt and implement policies that improve the effectiveness of existing housing policies and strategies and address gaps in partnerships…" The mandatory component of Madrone City's inclusionary housing program meaningfully addresses CPPs **H-15**: **"**Increase housing choices…"; **H-16:** "Expand the supply and range of housing types, including affordable units, at densities sufficient to maximize the benefits of transit investments throughout the county"; and

Need, Gap or Barrier Identified	Comprehensive Plan Policy	Implementation Strategies	Expected Positive, Material Change
			H-18: "Adopt inclusive planning tools and policies whose purpose is to increase the ability of all residents in jurisdictions throughout the county"
Example: Madrone City's Housing Needs Assessment finds and residents shared that renters are significantly more likely to be cost burdened and face unique barriers in maintaining stable, affordable, accessible, and healthy housing.	*Example:* **Policy:** Cooperate with A Regional Coalition for Housing, King County, the King County Housing Authority, and social and health service agencies to further housing stability for renters by: • advocating for state-level eviction reforms and tenant protections; • adopting and maintaining equitable tenant protections; • tracking landlord and property manager compliance with fair housing laws and provide technical assistance to landlords and property managers; • providing tenant rights education in multiple languages; and • exploring other tools and opportunities to increase housing stability for renters.	*Example:* New measure: Madrone City staff will provide public communications supporting implementation of comprehensive plan policies in multiple languages and accommodate interpretation needs. New measure: Madrone City will provide funding for greater fair housing education and enforcement efforts, in coordination with other cities in the region, to track compliance with fair housing laws and provide technical assistance and education to landlords and property managers of local residential properties. New Measure: Madrone City staff will explore potential new tenant protection policies through a literature and policy review and community engagement.	*Example:* Working with regional partners will improve Madrone City staff's knowledge and capacity to support affordable housing, meaningfully addressing CPP **H-7:** "Work cooperatively with PSRC, subregions, and other entities" Funding fair housing education and enforcement, in coordination with other cities, will increase Madrone City staff understanding and capacity to address fair housing issues. Additionally, reducing language and other barriers for renters to access resources and defend their rights will increase housing stability for limited English proficiency and other low-income households, meaningfully addressing CPPs **H-22:** "Implement, promote, and enforce fair housing policies and practices so that every person in

Need, Gap or Barrier Identified	Comprehensive Plan Policy	Implementation Strategies	Expected Positive, Material Change
			the county has equitable access and opportunity to thrive in their communities of choice, regardless of their… membership in any… category of protected people" and **H-23:** "Policies that protect housing stability for renter households "
Example: Madrone City's Housing Needs Assessment identifies a gap in Madrone City's code that makes it challenging or confusing for staff to understand how to permit emergency and permanent supportive housing.	*Example:* **Policy**: Madrone City shall encourage development of permanent supportive, emergency, and other affordable housing.	*Example:* New measure: Madrone City staff will prepare code changes to reduce barriers and provide clarity for permitting permanent supportive and emergency housing with the 2024 Comprehensive Plan.	*Example:* Madrone City's proposed code changes will create clarity for permitting staff and facilitate development of permanent supportive and emergency housing, addressing, allowing it to accommodate the needs allocated in CPP **H-1**.
Example: Madrone City's equity-focused community work group and local residents shared concerns about ongoing displacement of residents in Black, Indigenous, and People of Color (BIPOC) communities who have lived in the area for generations.	*Example:* **Policy:** Madrone City shall take actions to prevent and mitigate residential and cultural displacement for communities at risk of displacement to address racially disparate outcomes in housing and help protect cultural communities for Black, Indigenous, and People of Color by supporting cultural	*Example:* Ongoing measure: Implement the recommendations of the Madrone City Anti-displacement Strategies Report, including: – inclusionary housing – community preference program – preserving manufactured housing communities	*Example:* The combination of the community preference and inclusionary housing programs will provide Madrone City a tool to directly mitigate displacement, addressing CPPs **H-9:** "Adopt intentional, targeted actions that repair harms to Black, Indigenous, and People of Color…" and

Need, Gap or Barrier Identified	Comprehensive Plan Policy	Implementation Strategies	Expected Positive, Material Change
Madrone City's documentation of the local history of racially exclusive and discriminatory land use and housing practices finds that its predominantly single-family zoning has a discriminatory effect by excluding lower-income households, which are more likely to be BIPOC, from areas of opportunity.	institutions, community hubs, and using community preference programs for affordable housing that helps people with a connection to the local community remain in or return to their community of choice.	– supporting community land trusts and other equitable development efforts Ongoing measure: Madrone City is providing land at no cost and financial and technical assistance to community-based organizations for the development of affordable housing and community space.	**H-21:** "Adopt policies and strategies that promote equitable development and mitigate displacement risk, with consideration given to the preservation of historical and cultural communities…" Investing in and supporting cultural facilities mitigates cultural displacement, also addressing CPP **H-21.**

Common Gaps in Reviewed Draft Comprehensive Plans

AHC staff appreciate the jurisdictions who are among the first to submit their draft plans to the program in 2024. This program is still relatively new and evolving and review of these plans helped AHC staff understand how jurisdictions are seeking to address their housing needs while aligning with the recent changes at the state, regional, and county levels. What we learn and share from these plans may also benefit jurisdictions still preparing their submissions to the AHC.

AHC staff also recognize the substantial amount of time and effort that went into each jurisdiction's draft plans, which overall are proposing significant changes.

At a high level, most of the gaps AHC staff are seeing are the areas where the CPPs are unique or go beyond the state and multicounty planning requirements. AHC staff encourage jurisdictions to closely review the CPP Housing Chapter (begins on page 37) as they develop their comprehensive plans and evaluate them for key differences from the state GMA and PSRC's VISION 2050.

The following section organizes themes in gaps by the relevant CPP Housing Chapter policies observed to date. AHC staff may identify additional themes after reviewing additional draft plans.

CPP H-2 | Prioritize housing needs of 0 to 30 percent AMI households

AHC staff identified policies and implementation strategies that would benefit or serve extremely low-income households across jurisdictions' submissions in the first five plans reviewed. However, AHC staff did not consistently find policies or strategies that explicitly *prioritize* 0 to 30 percent AMI households, which is required by CPP H-2, but not by the GMA or VISION 2050.

The CPP Housing Technical Appendix states that the countywide need is the greatest for households at or below 30 percent AMI (extremely low-income). It will take significant cross-sector and cross-jurisdictional collaboration and resources to effectively and equitably meet the needs of these households. Jurisdictions are encouraged to explore emerging best practices to effectively meet the needs of extremely low-income households, including but not limited to:

- mitigating environmental concerns for compromised properties with proposed permanent supportive housing (PSH) projects;
- prioritizing vacant lands for PSH over other uses;
- making surplus publicly-owned lands suitable for 0 to 30 percent AMI housing development available for long-term lease or purchase at a reduced cost for extremely low-income housing;
- creating a unique dwelling type for PSH coupled with cost reduction strategies for this housing type;
- reducing fees, taxes, permit and hookup fees for PSH projects;
- streamlining design and permit review for PSH projects;
- increasing buildable height and/or floor area ratio for PSH; and
- reducing or removing cost requirements such as vehicular parking requirements for PSH.

As part of its Passport to 2044 workshop series, PSRC held a webinar on removing barriers to deeply affordable housing which provides additional guidance to jurisdictions on this topic. You can access the webinar here.

CPPs H-3 and H-4 | Perform an inventory and analysis

The AHC has reviewed strong housing inventories and analyses, but some plans have not included data points or whole analyses required by CPPs H-3 and H-4. CPP H-3 includes a long list of specific datapoints and analysis, not all of which are required by the GMA or VISION 2050. While AHC staff have seen substantive evaluations in alignment with CPP H-4, H-4 requests information beyond GMA or VISION 2050 requirements regarding partners and policies to meet need and eliminating racial and other disparities in access to housing and neighborhoods of choice. For example, H-3(g) requires jurisdictions report age by race/ethnicity and disability, and H-3(i) requires jurisdictions include the housing development capacity within a half-mile walkshed of high-capacity or frequent transit service, if applicable.

Some jurisdictions provided supplemental documents to the AHC as a response to the data required by CPP H-3 and H-4. That analysis should be included as part of the adopted comprehensive plan. Including it in an appendix and summarizing findings in the housing element is sufficient.
For further guidance on CPPs H-3 and H-4, see the CPP Housing Technical Appendix (pp. 82-84).

CPPs H-5 and H-9 | Document and repair harm to BIPOC households from past and current land use and housing policies and practices

The AHC has reviewed strong racially disparate impact analyses, but racially disparate impact analyses conducted in response to state requirements do not completely satisfy the requirements of CPPs H-5 and H-9. While the GMA requires jurisdictions identify local policies and regulations that result in disparate impacts, displacement, and exclusion in housing (RCW 36.70A.070 (2)(e)(i-iii)), CPPs H-5 and H-9 require jurisdictions:

> ***H-5*** *Document the local history of racially exclusive and discriminatory land use and housing practices, consistent with local and regional fair housing reports and other resources. Explain the extent to which that history is still reflected in current development patterns, housing conditions, tenure, and access to opportunity. Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including zoning that may have a discriminatory effect, disinvestment, and infrastructure availability. Demonstrate how current strategies are addressing impacts of those racially exclusive and discriminatory policies and practices. The County will support jurisdictions in identifying and compiling resources to support this analysis.*
>
> ***H-9*** *Adopt intentional, targeted actions that repair harms to Black, Indigenous, and other People of Color households from past and current racially exclusive and discriminatory land use and housing practices (generally identified through Policy H-5). Promote equitable outcomes in partnership with communities most impacted.*

Examples of suitable data to align with CPP H-5 include, but are not limited to:

- homeownership rates by race/ethnicity and age;
- concentration or dispersion of affordable housing or housing choice voucher usage within the jurisdiction;
- affordability of housing in the jurisdiction to the median income household of different races and ethnicities;
- racial demographics by neighborhood, e.g., degrees of integration and segregation;
- access to areas of opportunity by race and ethnicity;
- demographics of residents in areas of high displacement risk; and

- results of fair housing testing performed or fair housing complaint data within a jurisdiction.

Jurisdictions must also identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including but not limited to:

- zoning that may have a discriminatory effect;
- disinvestment; and
- infrastructure availability.

Racially restrictive housing covenants, unrecognized treaties with tribes, current exclusionary zoning, and lack of investment in affordable housing are examples of discriminatory practices or policies a jurisdiction could include in an assessment. Jurisdictions should not limit their review to local policies and regulations. The region should share resources and work together to develop a shared understanding of how racist or discriminatory housing practices and disparities were perpetuated by all levels of government as well as the private sector. While each jurisdiction's assessment will be unique, King County jurisdictions are encouraged to identify federal, state, and regional practices as well as local.

Finally, a jurisdiction must demonstrate how current strategies are addressing impacts of those racially exclusive and discriminatory policies and practices. Using this information, jurisdictions should identify and implement policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions consistent with the policies in the "Implement Policies and Strategies to Equitably Meet Housing Needs" section of the CPP Housing Chapter.

Jurisdictions are encouraged to refer to the 2019 King County Analysis of Impediments to Fair Housing Choice to understand current barriers to fair housing choice. In addition to the guidance offered in this technical appendix, the County has identified and compiled resources to support this analysis. For further guidance on this analysis, refer to guidance on conducting a racially disparate impact analysis from the Department of Commerce.

A suggested approach to identifying reparative strategies to align with CPP H-9 includes:

- Looking at how current policies are working to undo past racially exclusive and discriminatory land use and housing practices or where they might be perpetuating that history
- When current policies are perpetuating the harm, implementing equitable countermeasures to remove those policies and their impacts and mitigate disparate impacts on housing choice, access, and affordability
- Using PSRC's Regional Equity Strategy and associated tools and resources to center equity in comprehensive planning processes and intended outcomes

Specific policies and strategies include:

- Reduce or eliminate exclusionary zoning
- Implement anti-displacement strategies, which include addressing housing stability for low-income renters and owners as well as preserving cultural diversity of the community
- Implement policies that increase affordable homeownership opportunities for BIPOC communities
- Distribute affordable housing throughout a jurisdiction, with a focus on areas of opportunity
- Consider environmental health of neighborhoods where affordable housing exists or is planned and plan for environmentally healthy neighborhoods
- Support and prioritize projects that promote access to opportunity, anti-displacement, and wealth-building opportunities for BIPOC communities

Strategies for promoting equitable outcomes in partnership with communities most impacted include:

- Utilize an equity impact review tool when developing or implementing policies or strategies
- Create and utilize a community engagement toolkit
- Intentionally include and solicit engagement from members of communities of color or low-income households in policy decision-making and committees

CPP H-18 | Provide access to affordable housing throughout the jurisdiction, with a focus on areas of high opportunity

AHC staff have drafted recommendations related to CPP H-18 for most jurisdictions' comment letters so far. While VISION 2050 requires plans to reduce disparities in access to opportunity through inclusive planning and targeted investments, the CPPs provide further specificity on methods of increasing housing choice, addressing current disparities in access to opportunity, and meeting the needs of current and future residents.

The differences between the VISION 2050 and CPP Housing Chapter requirements mean AHC staff will take a closer look at the geographic distribution of housing types within a jurisdiction, particularly as it relates to increasing housing choices for households with incomes at 0 to 30, 30 to 50, and 50 to 80 percent of AMI in areas with higher access to opportunity. Concentration of multifamily development capacity or placing multifamily development capacity in areas of lower opportunity may result in a comment from the AHC.

Specifically, H-18 requires jurisdictions:

> *H-18 Adopt inclusive planning tools and policies whose purpose is to increase the ability of all residents in jurisdictions throughout the county to live in the neighborhood of their choice, reduce disparities in access to opportunity areas, and meet the needs of the region's current and future residents by:*
>
> *a) Providing access to affordable housing to rent and own **throughout*** [emphasis added] *the jurisdiction, with a focus on areas of high opportunity;*
>
> *b) Expanding capacity for moderate-density housing throughout the jurisdiction, especially in areas currently zoned for lower density single-family detached housing in the Urban Growth Area, and capacity for high-density housing, where appropriate, consistent with the Regional Growth Strategy;*
>
> *c) Evaluating the feasibility of, and implementing, where appropriate, inclusionary and incentive zoning to provide affordable housing; and*
>
> *d) Providing access to housing types that serve a range of household sizes, types, and incomes, including 2+ bedroom homes for families with children and/or adult roommates and accessory dwelling units, efficiency studios, and/or congregate residences for single adults.*

How a jurisdiction aligns with CPP H-18 is informed by many factors that depend on the context of each jurisdiction. Other inclusive planning tools and policies that increase neighborhood choice include:

- Plan for moderate- or high-density housing and complete neighborhoods within a half-mile walkshed of high-capacity or frequent transit service in areas already zoned for residential housing and where exposure to air pollution and particulate matter is low to moderate

- Plan for complete neighborhoods around existing and planned essential services throughout a jurisdiction
- Establish a designation that allows more housing types within single-family zoned areas near parks, schools, and other services
- Housing types to allow development that is compatible in scale with existing housing
- Revise parking regulations to prioritize housing and public space for people over space to park cars
- Allow the conversion of existing houses into multiple units
- Allow additional units on corner lots, lots along alleys and arterials, and lots on zone edges
- Incentivize the retention of existing houses by making development standards more flexible when additional units are added
- Provide technical and design resources for landowners and communities to redevelop and maintain ownership
- Reduce or remove minimum lot size requirements
- Create incentives for building more than one unit on larger than average lots
- Limit the size of new single-unit structures, especially on larger than average lots
- Retain and increase family-sized and family-friendly housing
- Remove the occupancy limit for unrelated persons in single-family zones, if applicable

Frequently Asked Questions

This section addresses frequently asked questions about the King County CPP Housing Chapter. More information on the CPP Housing Chapter can be found on the AHC website.

Growth Targets, Housing Needs, and Sufficient Planning and Accommodation

1. What are growth targets and housing needs?

In the CPPs, growth targets are the total housing units and jobs a jurisdiction should plan for over a 20-year period to manage projected population and economic growth. Growth targets serve as the basis for the land use assumptions used in jurisdictions' comprehensive plans, e.g., for transportation modeling or capital facility planning (see CPP DP-14a).

Housing needs are the amount of permanent housing and emergency housing a jurisdiction needs over a 20-year period to meet the projected population's housing needs and alleviate cost burden.

- *Permanent housing needs* include the amount of additional housing units needed for households making 0 to 30 percent, 30 to 50 percent, 50 to 80 percent, 80 to 100 percent, 100 to 120 percent, and above 120 percent of AMI as well as permanent supportive housing needs (a portion of the total 0 to 30 percent AMI housing needs).
- *Emergency housing needs* include the amount of emergency housing and shelter beds needed.

Jurisdictions are required to plan for and accommodate housing needs in their comprehensive plans (see question 3 for a description of sufficient plans and accommodations of housing needs).

Growth targets are listed in the CPP Development Patterns Chapter in Table DP-1. Housing needs are listed in the CPP Housing Chapter in CPP H-1.

2. How were my jurisdiction's housing needs determined?

A jurisdiction's housing needs were derived from countywide permanent and emergency housing needs supplied by the Washington State Department of Commerce.[7] The CPPs distribute permanent and emergency housing needs to jurisdictions using two different methods.

For permanent housing needs, each jurisdiction's growth target was initially divided into shares of need at each income level equal to the overall countywide shares of need at each income level. The method then increased the portion of the share dedicated to housing affordable at 80 percent AMI households and below in jurisdictions with:

- fewer 0 to 80 percent AMI housing options;
- fewer income-restricted housing options; and
- a greater imbalance of low-wage workers to low-wage jobs.

[7] For more information on the method used to calculate countywide permanent and emergency housing needs, see "Establishing Housing Targets for your Community" from the Department of Commerce, starting on p. 28 [link]

Under this method, the total permanent countywide need was equivalent to the countywide current growth target of 308,677 units and housing growth targets by jurisdictions were the same as total permanent housing needs.

A jurisdiction's emergency housing needs were determined by dividing the total countywide emergency housing needs by a jurisdiction's percent share of planned countywide housing growth.

See CPPs Appendix 4: Housing Technical Appendix for a description of the methods used to determine a jurisdiction's housing needs.

3. Do housing needs include all housing or just housing for households making less than the area median income?

The CPPs establish housing needs for all economic segments of the population, including but not limited to households making at or below 100 percent of AMI.

4. Are emergency housing needs included in the growth targets?

No. Emergency housing needs are reported separately from permanent housing needs. A jurisdiction must plan for and accommodate both their emergency housing and permanent housing needs. Note that total permanent housing needs are equal to housing growth targets and do not include emergency housing needs. Emergency housing forms are generally temporary group living situations or non-permanent residences, so they do not count as permanent housing units or towards growth targets.

5. What are "sufficient planning and accommodations" of housing needs?

Sufficient planning and accommodations are defined in CPP H-1:

> ***H-1*** *Plan for and accommodate the jurisdiction's allocated share of countywide future housing needs for moderate-, low-, very low-, and extremely low-income households as well as emergency housing, emergency shelters, and permanent supportive housing. Sufficient planning and accommodations are those that comply with the Growth Management Act requirements for housing elements in Revised Code of Washington 36.70A.020 and 36.70A.070,[8] that outline regulatory and nonregulatory measures to implement the comprehensive plan (Washington Administrative Code 365-196-650), and that comply with policies articulated in this chapter. Projected countywide and jurisdictional net new housing needed to reach projected future need for the planning period is shown in Table H-1.*[9]

While jurisdictions can choose strategies to meet these planning for and accommodation requirements, all jurisdictions must demonstrate sufficient zoned capacity for their allocated housing needs.

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[8] For details on GMA requirements of housing elements, see the Expanded Housing Element Checklist from the Department of Commerce and other guidance on planning for housing on their Updating GMA Housing Elements webpage. [link]

[9] Refer to Table H-2 in CPP Appendix 4 for countywide and jurisdictional future housing needed in 2044 and baseline housing supply in 2019.

6. Can I plan for more housing capacity than my growth target?

Jurisdictions may allow development capacity that exceeds their adopted housing growth targets. Market and other factors limit the likelihood that a specific parcel is developed, and not every parcel will be developed to the maximum allowed density.

For certification review, PSRC provides additional guidance on how to demonstrate consistency with VISION 2050 in their Planning for Housing Needs and Growth Targets guidance.

Jurisdictions should also avoid increasing development capacity in a pattern inconsistent with the Regional Growth Strategy, per CPP DP-14c.

7. Should planning for infrastructure and services reflect the growth targets or housing needs?

The growth assumptions used across all elements of a comprehensive plan, including the transportation and capital facilities elements, need to be internally consistent and substantially consistent with adopted growth targets.

The infrastructure needs, like those in a capital improvement plan, should be informed by the types of development expected over the next 20 years, and this might be affected by the housing need allocation. For example, if accommodating housing need means adding significant capacity for multifamily housing in a jurisdiction where currently none exists, the plan should reflect the infrastructure needs of a future with a more diverse housing mix, including infrastructure improvements needed to serve anticipated growth (e.g., wider circumference water mains; additional stormwater infrastructure).[10]

Jurisdictions typically do not create plans for infrastructure needed to accommodate total zoned capacity. They do make plans for the infrastructure to accommodate the growth projected in the planning period.

8. What if we don't have funding for the 0 to 30 percent AMI housing need, but that is most of our jurisdiction's housing need by income?

Jurisdictions need to plan for and accommodate projected permanent and emergency housing needs per CPP H-1 (see question 3 for a description of sufficient planning and accommodation of housing needs). Jurisdictions should demonstrate that they have the sufficient zoned capacity for the types of housing assumed to be affordable to the lowest income households.[11] Jurisdictions should also describe the funding contributions and regional collaboration, along with additional strategies used to remove barriers to, stimulate, and prioritize development or preservation of housing affordable to 0 to 30 percent AMI households (see CPP H-2). Jurisdictions should also highlight any identified funding gaps for 0 to 30 percent AMI housing needs (see CPP H-4).

[10] See WAC 365-196-420

[11] For guidance on completing a land capacity analysis in your comprehensive plan, see "Guidance for Updating your Housing Element" from the Department of Commerce, starting on p. 16. [link]

9. Why are jurisdictions required to provide sufficient capacity for affordable housing when there are inadequate subsidies to build and operate them as affordable?

Jurisdictional efforts to align with the CPP Housing Chapter policies include establishing the readiness conditions for affordable housing to be built in the future. Despite known limits to funding, jurisdictions must demonstrate in their comprehensive plan that there is sufficient land capacity for housing needs and strategies to address known barriers to housing development consistent with housing needs. Plans should identify gaps in dedicated resources for meeting housing needs (see CPP H-4).

10. What is the role of ADUs in providing capacity for 0 to 80 percent AMI households?

AHC staff have reviewed draft plans that propose allowing for accessory dwelling units (ADUs) in traditionally single-family areas as a strategy to increase access to neighborhoods of choice for low-income households. AHC staff appreciate the inclusion of ADUs as a method of increasing housing diversity and options within traditionally single-family areas. However, AHC staff do not consider ADUs a meaningful strategy to address housing needs below 80 percent of AMI in King County markets, which are some of the most expensive in the State of Washington. Instead, jurisdictions should count ADUs as capacity for households above 80 percent of AMI.[12]

This said, if jurisdictional staff intend to count ADUs as capacity for low-income housing needs and/or to employ ADUs as a strategy to provide "affordable housing to rent/own throughout the jurisdiction," staff should provide a market analysis or significant precedent of ADU housing costs in the jurisdiction within the housing element or technical appendix. Jurisdictions may also set reasonable expectations that ADUs will cater to lower income groups by proposing subsidies or development incentives that may offset ADU rental and/or construction costs.

Housing-focused Comprehensive Plan Review

11. What is the King County Affordable Housing Committee's housing-focused comprehensive plan review program?

The AHC is implementing a housing-focused draft comprehensive plan review program (plan review program), as established by the CPP Housing Chapter Policy H-26. The purpose of the program is to:

- offer early guidance and assistance to jurisdictions on comprehensive plan alignment with the CPP Housing Chapter;
- ensure plans address all Housing Chapter goals and policies and include required analyses;
- evaluate the meaningfulness of public review draft comprehensive plan responses to Housing Chapter policies, where meaningful responses can be reasonably expected to achieve a material, positive change in the jurisdiction's ability to meet housing needs; and
- collect data on jurisdictional implementation details to inform future AHC and GMPC monitoring and evaluation during the remainder of the planning period.

At a high level, the program operates as follows:

[12] AHC staff assumptions for typical ADU costs in King County communities align with Exhibit 13 in the Department of Commerce's Guidance for Updating Your Housing Element, pp.33. [link]

- AHC staff are available to provide technical assistance as jurisdictions draft their comprehensive plans and materials for AHC review.
- Jurisdictions submit the housing-related components of their draft comprehensive plan, a draft land use map, a CPP completeness checklist, and an implementation strategies workbook to AHC staff for initial review.
- Jurisdictions will receive a comment letter from the AHC on how their draft plan aligns with the CPP Housing Chapter that may include recommendations or suggestions to improve alignment.

Jurisdictions will incorporate feedback and adopt their plan.

12. What is the timeline for the AHC's review of my comprehensive plan?

The AHC review is expected to take between two to five months from the date of submission of plan review materials to the AHC's issuance of a comment letter. The AHC recognizes jurisdictions in King County are working to comply with many new requirements for this comprehensive planning period. Jurisdictions may face challenges submitting public review draft plans to the AHC early enough to receive and incorporate feedback. The AHC may not send a jurisdiction a comment letter with enough time for the jurisdiction to address the AHC's recommendations before the state-mandated deadline of December 31, 2024. AHC staff are committed to working collaboratively with jurisdiction staff and providing flexibility whenever feasible. Given this timeline, AHC staff are willing to consider reviewing a pre-public review draft if the jurisdiction wants more time to address AHC comments before adoption. Jurisdictions interested in exploring this option should email AHC staff at AHCplanreview@kingcounty.gov.

13. For your review, in addition to the policies related to housing, do you need background reports, appendices, housing action plans, or proposed code amendments that would support those policies as implementation steps (or do you not need code proposals)?

You may submit background reports and appendices to demonstrate alignment with the CPP Housing Chapter. However, the required inventory and analysis should be in the adopted plan (including appendices). The AHC is not reviewing code amendments. Jurisdictions have submitted code changes as implementation strategies to complete after adoption of the plan. AHC staff believe this approach is appropriate, depending on the policy being implemented.

14. How are you reviewing cities with revised growth targets?

Your plan should be internally consistent (growth assumptions should be consistent throughout the plan) so housing need should comport with the amount of growth assumed by the plan. King County regional planning staff are coordinating with AHC staff as the GMPC considers a potential reconciliation process, to ensure that GMPC's recommendation considers the allocated housing needs.

15. In our jurisdictional need allocations, PSH and emergency housing are specifically identified, but emergency shelter and transitional housing are not. Where should those housing types be captured in our monitoring and reporting? Does that include tent encampments? Do tent encampments count as emergency housing?

Emergency shelter is classified as meeting emergency housing need. Transitional housing is classified as permanent housing, separate from emergency housing or permanent supportive housing needs. AHC staff recommend reviewing Commerce guidance on how housing types are organized into the different housing needs.

Annual Monitoring and Reporting

16. How will the AHC monitor and report on jurisdictional progress to plan for and accommodate housing needs?

Starting in 2025, the AHC will monitor jurisdictional progress to plan for and accommodate housing needs. CPP H-27 outlines data the AHC will use to conduct annual monitoring. CPP H-28 outlines the AHC's monitoring and reporting process. The AHC will develop a monitoring and reporting strategy in in 2024 and 2025. Check the AHC's website for updates.

17. What does it mean to "credit" jurisdictions for the contributions they make to a subregional collaboration, mentioned in CPP H-28?

The word "credit" used in policy H-28 means to report on funding and other contributions made by jurisdictions to support the preservation or creation of income-restricted units through subregional collaborations, e.g., A Regional Coalition for Housing (ARCH) and South King Housing and Homelessness Partners (SKHHP).

The AHC will determine how to collect and report this data sometime in 2024 or 2025. AHC staff will develop this reporting structure in close consultation with ARCH and SKHHP staff, jurisdictional planners, and human services staff from around the county. Ultimately, the AHC—which includes representatives from Seattle, King County, Sound Cities Association, and nonprofit and business leaders—will approve the reporting strategy.

The AHC will likely report, at a minimum, the total dollar amount of capital funding a jurisdiction contributed to ARCH or SKHHP in the prior calendar year to help accelerate the development or preservation of affordable homes in King County. The AHC will include other data points based on interest and feasibility, but could include data such as:

- data that puts funding contributions in the context of the number of people that live in a jurisdiction or size of that jurisdiction's budget;
- the estimated total number of income-restricted units that could be built with that contribution, based on the average cost per unit;[13]

[13] Note that the amount of revenue some jurisdictions collect for affordable housing is relatively small—enough to fund a fraction of a unit.

- details about the project that was awarded the funds, such as unit count by AMI, location, whether it's a rental or ownership project, etc.; and

- the amount of funding the jurisdiction provided to support ARCH and SKHHP operations.

18. Can I decrease the number of housing needs my jurisdiction must plan for and accommodate by contributing funds to subregional entities?

No. Jurisdictions cannot use contributions to subregional entities to decrease the housing needs that they must plan for and accommodate (see CPP H-1 in question 5 for a definition of sufficient plans and accommodations). This said, a jurisdiction is not expected to fully meet its allocated housing needs by 2044 on its own, which the CPP Housing Chapter introduction addresses:

> *Local jurisdictions can create enabling environments and generate local revenue to support new housing development and housing preservation, but successful implementation requires resources and involvement from other levels of government, nonprofits, and the private sector.*
>
> *Housing unit production is one, but not the only means to measure whether a jurisdiction has planned for and accommodated housing needs. Success will primarily be defined by whether a jurisdiction has adopted and implemented policies and plans that, taken together and in light of available resources, can be reasonably expected to support and enable the production or preservation of units needed at each affordability level. Policies in this chapter do not require that jurisdictions act outside of current powers or assume full responsibility for the construction of units required to meet housing needs articulated in policy H-1.*

19. Are contributions to subregional collaborative capital funds encouraged?

Yes. The CPP Housing Chapter strongly encourages interjurisdictional collaboration and pooling of resources across the county.

Subregional collaborations for affordable housing, such as SKHHP and ARCH, accelerate the availability and flexibility of gap financing for affordable homes through their capital contributions from their member jurisdictions. Jurisdictional contributions to these subregional collaborations would be considered an appropriate accommodation in response to CPP H-12, which states:

> ***CPP H-12:*** *Adopt and implement policies that improve the effectiveness of existing housing policies and strategies and address gaps in partnerships, policies, and dedicated resources to meet the jurisdiction's housing needs.*

In addition, the CPP Housing Chapter encourages subregional contributions in the "Collaborate Regionally" section:

> ## *Collaborate Regionally*
>
> *Housing affordability is important to regional economic vitality and sustainability. Housing markets do not respect jurisdictional boundaries. For these reasons, this section promotes cross-sectoral and interjurisdictional coordination and collaboration to identify and meet the housing needs of households with extremely low-, very low-, and low-incomes. Collaborative efforts, supported by the work of the Affordable*

Housing Committee, the Puget Sound Regional Council and other bodies, contribute to producing and preserving affordable housing and coordinating equitable, sustainable development in the county and region. Where individual jurisdictions lack sufficient resources, collective efforts to fund or provide technical assistance for affordable housing development and preservation, and for the creation of strategies and programs, can help to meet the housing needs identified in comprehensive plans. Jurisdictions with similar housing characteristics tend to be clustered geographically. Therefore, there are opportunities for efficiencies and greater impact through interjurisdictional cooperation. Such efforts are encouraged and can be a way to meet a jurisdiction's share of the countywide affordable housing need.

H-6 *Collaborate with diverse partners (e.g., employers, financial institutions, philanthropic, faith, and community-based organizations) on provision of resources (e.g., funding, surplus property) and programs to meet countywide housing need.*

H-7 *Work cooperatively with the Puget Sound Regional Council, subregional collaborations and other entities that provide technical assistance to local jurisdictions to support the development, implementation, and monitoring of strategies that achieve the goals of this chapter.*

Five-Year Check in

20. What is the five-year, or midcycle, check in?

The five year—or mid-planning cycle—check in is an opportunity for jurisdictions to adjust their strategies five years after the adoption of comprehensive plans and in response to analysis and findings by the GMPC or its designee. This process is described in CPP H-29:

> ***H-29*** *Five years after adoption of a periodic update to a comprehensive plan, the Growth Management Planning Council or its designee will review monitoring and reporting data collected through annual reporting and other local data and analysis. The Growth Management Planning Council will identify significant shortfalls in planning for and accommodating housing needs, provide findings that describe the nature of the shortfalls, and make recommendations that jurisdictions take action to address shortfalls. Jurisdictions with significant shortfalls shall identify and implement actions to address the shortfalls, such as amending the comprehensive plan, land use regulations, or other legislative or administrative actions. Implementation of this policy shall be coordinated with the requirement in Revised Code of Washington 36.70A.130(9)(c) to produce and take actions pursuant to a five-year implementation progress report.*

For the 2024-2044 planning period, the five-year check in is expected to occur in approximately 2029 and the GMPC most likely will designate the AHC to perform the analysis and develop initial findings. The AHC will finalize the details of the check in procedures no earlier than 2025. For updates, be sure to monitor the AHC's website.

Note that the process outlined by CPP H-29 will be coordinated with but not the same as the statewide 5-year implementation progress report required by RCW 36.70A.130(9).

21. What will be the process to identify shortfalls during the five-year check in?

When identifying shortfalls in planning for and accommodating housing needs during the five-year check in, the GMPC or designee will consider results from annual data monitoring and reporting and other local data and analysis. AHC staff envision the GMPC or designee will focus on a jurisdiction's progress to implement strategies (submitted during the plan review process) to plan for and accommodate housing needs and advance CPP Housing Chapter policies. Alongside data on implementation, the GMPC or its designee will also likely consider data on the outcome of strategies adopted by jurisdictions to fulfill their requirements under the CPPs, e.g., data on the production of income-restricted units affordable to households at varying levels of AMI or rates of cost burden for low-income households. The AHC will finalize the details of the check in procedures no earlier than 2025. For updates, be sure to monitor the AHC's website.

Resources

Consultations

- To schedule a preparation meeting with AHC staff, email AHCplanreview@kingcounty.gov

Support to Align with CPP Housing Chapter

- 2021 King County CPPs, including:
    - Housing Chapter
    - Appendix 4: Housing Technical Appendix
- Resources for Documenting the Local History of Racially Exclusive and Discriminatory Land Use and Housing Practices
- Regional Affordable Housing Dashboard. See the "Jurisdictional Snapshot" section of this dashboard for data on income-restricted housing in each jurisdiction, rates of housing cost burden broken out by racial and income categories, among other housing data.

Housing Planning Resources

Puget Sound Regional Council Resources

- VISION 2050 Planning Resources Housing Element Guide – a resource for developing effective comprehensive plan housing elements that address housing choice and affordability
- Regional Housing Strategy - a "playbook" of regional and local actions to preserve, improve, and expand housing stock in the region
- Housing Innovations Program – tools and strategies to promote more housing options and affordability locally
- Housing Incentives and Tools Survey – a report summarizing the findings of a 2022 survey of local jurisdictions to learn how regulatory incentives and tools are used
- Housing Opportunities by Place – typology used to classify strategies and tools that effectively address housing access and affordability
- Housing Affordability in the Central Puget Sound Region – infographic exploring factors that impact housing affordability and the impacts of rising housing costs on households
- Racial Residential Segregation – resource explores residential settlement patterns across the region by race and explores causes of racial residential segregation
- Displacement risk mapping tool and interactive report identifies areas where residents and businesses are at greater risk of displacement

Washington State Department of Commerce Resources

- Guidance for Updating your Housing Element (Book 2), including Appendix B: Adequate provisions checklists (Word) – guidance for jurisdictions in updating their comprehensive plans and regulations with the new statewide housing requirements

- Guidance to Address Racially Disparate Impacts (Book 3) – guidance on how to integrate new racially disparate impacts requirements into housing element updates
- Washington State Department of Commerce Housing Planning Guidance – guidance on planning for housing under the GMA, including the new requirements established by 2021 House Bill 1220
- Planning for Housing – information on Commerce grants, guidance, and links to other housing pages

Other Housing Planning Resources

- Municipal Research and Services Center – MSRC offers a wide range of services to local government, including resources for housing planning
- Local Housing Solutions Housing Needs Assessment – data tool created in partnership with PolicyLink and managed by the New York University Furman Center's Housing Solutions Lab that provides customized jurisdictional reports on housing needs, market conditions, demographics, and more
- Planning for Equity Policy Guide –American Planning Association guide on crafting policies that undo inequitable planning policies

Community Engagement Resources

- King County Community Engagement Guide - King County community engagement guide to assist jurisdiction staff with designing community engagement processes broadly
- Community Engagement Resource Library - Racial Equity Tools resource library of strategies to make sure that all voices are heard as part of inclusive decision making
- Equitable Engagement for Comprehensive Plans - PSRC guide for conducting equitable community engagement during comprehensive plans update

Other Comprehensive Plan Review Process Resources

- Washington State Department of Commerce Plan Review – provides guidance on how to submit plans to the Department of Commerce for state review
- Puget Sound Regional Council Plan Review Manual – provides guidance and consistency tools for aligning plans and policies with VISION 2050 and requirements in state law