



King County

Dow Constantine

King County Executive

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December 11, 2020

The Honorable Claudia Balducci
Chair, King County Council
Room 1200
C O U R T H O U S E

Dear Councilmember Balducci:

I am pleased to transmit the Vashon Rural Town Affordable Housing Special District Overlay (Overlay) pursuant to Section 10 of Ordinance 18623, along with a proposed motion that would, if enacted, accept the report.

Ordinance 18623 requires the Executive to conduct a written evaluation of the Overlay to assess the efficacy of its scope and standards in achieving the Overlay's purpose of incentivizing affordable housing within the Vashon Rural Town, including a recommendation to retain, amend, or repeal the special district Overlay.

The report identifies distinct advantages and disadvantages of the Overlay and establishes that there is a need for housing affordable for low-income households on Vashon-Maury Island. This report concludes that, although no new affordable housing units have been constructed utilizing the Overlay, there is insufficient data to affirmatively conclude that this is a result of the content of the Overlay, external factors, or some combination thereof. Therefore, the report recommends no changes to the Overlay at this time.

By assessing the housing needs of Vashon-Maury Island's low- and very low-income population, the evaluation addresses the King County Strategic Plan's accessible and affordable housing goal to increase access to quality housing that is affordable to all. Additionally, by conducting transparent annual evaluations of the Overlay, the report addresses the Strategic Plan's Efficient, accountable regional and local government goal to ensure the County operates efficiently and effectively and is accountable to the public.

It is estimated that this report required 50 staff hours to produce, costing \$4,500.

The Honorable Claudia Balducci

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Thank you for your consideration of this report.

If your staff have any questions, please contact Jim Chan, Director, Permitting Division, Department of Local Services, at (206) 477-0385.

Sincerely,

A handwritten signature in black ink, appearing to read "Dow Constantine". The signature is written in a cursive style with a prominent "D" and "C".

Dow Constantine

King County Executive

Enclosure

cc: King County Councilmembers
 ATTN: Carolyn Busch, Chief of Staff
 Melani Pedroza, Clerk of the Council
Shannon Braddock, Deputy Chief of Staff, Office of the Executive
Karan Gill, Director, Council Relations, Office of the Executive
John Taylor, Director, Department of Local Services
Jim Chan, Division Director, Permitting Division, Department of Local Services