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APPENDIX B

**Housing Needs Assessment**



**King County**  
June 2024

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96

97

# I. Executive Summary

## 98 *Background*

99 This analysis is guided by Revised Code of Washington 36.70A.070(2) and King County Countywide  
100 Planning Policies (CPPs) H-3, H-4, and H-5.<sup>1</sup> In 2021, Washington State amended the Growth Management  
101 Act (GMA) through House Bill 1220. The changes to the GMA require cities and counties plan for the  
102 development of sufficient housing to meet the needs of all income levels in their jurisdiction.

103  
104 The beginning of each section of this appendix references the relevant CPPs and other requirements it  
105 fulfills. The CPPs create a consistent framework for King County and each jurisdiction to develop a  
106 Comprehensive Plan. This assessment is also guided by VISION 2050, the region’s long-range plan for  
107 growth developed by the Puget Sound Regional Council. For more information about each requirement and  
108 guiding plans, see *II. Background*.

109  
110 This Housing Needs Assessment provides data and analysis for all of King County and unincorporated King  
111 County. This information helps guide the 2024 King County Comprehensive Plan regarding:

- 112 • King County population and household characteristics;
- 113 • housing supply;
- 114 • racially disparate impacts from land use and housing practices;
- 115 • housing needs for specific populations;
- 116 • existing strategies and gaps in meeting housing needs
- 117 • zoning and land capacity for housing; and
- 118 • making adequate provisions for housing needs of all economic segments of the community.

## 119 120 *Data Sources, Methodology, and Limitations*

121 This assessment utilizes data primarily from the U.S. Census Bureau, the Washington State Office of Financial  
122 Management, the Washington State Department of Commerce, the King County Department of Community  
123 and Human Services (DCHS), the King County Permitting Division, and the King County Regional  
124 Homelessness Authority. This assessment also cites news, research, and historical publications to support  
125 qualitative data analysis. Community members impacted by housing inequities provided input to inform this  
126 assessment through various forms of engagement, including participation in the Equity Work Group, 18  
127 interviews with housing providers and community-based organizations, surveys, and findings from reports.

128  
129 This assessment primarily discusses race and ethnicity using the descriptors used in the associated source.  
130 For example, the U.S. Census has seven race categories: White, Black or African American, American Indian  
131 or Alaska Native, Asian, Native Hawaiian or Other Pacific Islander, Other Race, and Two or Multiple Races,  
132 and defines ethnicity as determining whether someone is Hispanic or Latino or not Hispanic or Latino.<sup>2</sup> This  
133 assessment uses the term Latin(a)(o)(x).

134  
135 However, there are gaps and limitations in the available data, which limits this assessment’s ability to:

- 136 • determine the underlying cause of housing needs and disparities;
- 137 • compare small population subcategories using demographic data;

---

<sup>1</sup> King County Ordinance 19384 (2021), amended by Ordinance 19553 (2022) and Ordinance 19660 (2023). [\[link\]](#)

<sup>2</sup> United States Census Bureau. (2021). *Measuring Racial and Ethnic Diversity for the 2020 Census*. [\[link\]](#)

- 138 • compare the most recent available data from sources that provide different time ranges and different  
139 geographies; and
- 140 • comprehensively document racial housing discrimination and discriminatory policies and practices in  
141 unincorporated King County.  
142

### 143 *Community Profile*

144 The Community Profile section of the Housing Needs Assessment conducts an inventory and analysis of:

- 145 • household characteristics, by race/ethnicity;  
146 • current population characteristics; and  
147 • projected population growth.  
148

149 As of 2021, the Census Bureau estimates a population of 2,215,173 individuals and 924,763 households in  
150 King County.<sup>3</sup> King County became more diverse over previous decades as the population steadily grew,  
151 with most population growth occurring from residents moving to King County from another country.<sup>4</sup>  
152 Between 2000 and 2020, the number of individuals experiencing homelessness also increased in King  
153 County. While many are in shelter or transitional housing programs, more than half of those experiencing  
154 homelessness in King County are unsheltered.<sup>5</sup>  
155

156 The data in this section reveal significant differences between households in King County and  
157 unincorporated King County. Approximately 8.6 percent (77,761) of the county's households live in  
158 unincorporated King County, and about two-thirds (54,177) of unincorporated King County households live  
159 in the rural area.<sup>6</sup> While King County's population increased over the previous decades, unincorporated  
160 King County's has not, primarily due to annexations and zoning restrictions in the rural area. Households in  
161 unincorporated King County are more likely to be older, White, and own their homes than countywide.<sup>7</sup>  
162

163 Significant disparities exist between households of different incomes, races, ages, and tenure. Households  
164 with lower incomes are significantly more likely to be renters and cost burdened, with most extremely low-  
165 income households severely cost burdened, meaning they spend more than 50 percent of their income on  
166 housing costs.<sup>8</sup> Homeowner households in King County are older on average and have a median income  
167 nearly twice that of renter households.<sup>9</sup> In 2020, Asian and White households earned nearly two times more  
168 than Black and American Indian/Alaska Native households countywide. Most households own their homes  
169 in King County and unincorporated King County, but Black households are more likely to rent than own.<sup>10</sup>  
170 Approximately half of Black households and nearly 40 percent of Hispanic households in King County and  
171 unincorporated King County are cost-burdened or severely cost-burdened. In comparison, only 30 percent  
172 of White and Asian households are cost-burdened or severely cost-burdened.  
173

### 174 *Workforce Profile*

175 The Workforce Profile section identifies significant wage disparities between residents in King County and  
176 unincorporated King County and conducts an analysis of the ratio of housing to jobs in each jurisdiction.  
177 Significant wage disparities exist between residents in King County and unincorporated King County. Wage  
178 gaps exist between people with lower and higher levels of education and between industries in King

---

<sup>3</sup> U.S. Census Bureau. (2021). 1-year ACS 2021.

<sup>4</sup> Washington State Office of Financial Management Intercensal Population Estimates for King County, 2000 to 2020.

<sup>5</sup> King County Regional Homelessness Authority. 2022 *Point in Time Count*. [[link](#)]

<sup>6</sup> U.S. Census Bureau. (2022). *Tenure by Household Size, 5-year ACS 2016-2020*.

<sup>7</sup> U.S. Department of Housing and Urban Development. (2021) *Overcrowding, CHAS 2014-2018*.

<sup>8</sup> U.S. Department of Housing and Urban Development. (2021). *Cost Burden and Severe Cost Burden by Income, CHAS 2014-2018*.

<sup>9</sup> U.S. Census Bureau. (2022). *Median Household Income by Tenure, 5-year ACS 2016-2020*.

<sup>10</sup> U.S. Census Bureau. (2022). *Age Range by Tenure, 5-year ACS 2016-2020*.

179 County.<sup>11</sup> There are also stark wage differences by race and ethnicity in King County. This disparity is likely  
180 partly due to income gaps between sectors. However, people of different races and ethnicities also have  
181 wage disparities within the same sector.<sup>12</sup> Asian and White households have the highest median incomes in  
182 King County.<sup>13</sup>

183  
184 Since 2010, housing production has not kept pace with job growth in King County.<sup>14</sup> King County's jobs to  
185 housing ratio increased from 1.29 in 2010 to 1.48 in 2020. Unincorporated King County's jobs to housing  
186 ratio increased from 0.36 to 0.43 in the same period. A ratio higher than 1.5 indicates there may be more  
187 workers commuting into the area due to a lack of housing.<sup>15</sup>

188

### 189 *Housing Supply*

190 The Housing Supply section conducts an inventory and analysis of the number of:

- 191 • existing housing units by housing type, age, number of bedrooms, condition, tenure, and area median  
192 income limit (for income-restricted units);
- 193 • existing emergency housing, emergency shelters, and permanent supportive housing facilities and units  
194 or beds, as applicable; and
- 195 • income-restricted units in unincorporated King County and the income-restricted units within a half-mile  
196 walkshed of high-capacity (including transit systems such as rail and bus rapid transit) or frequent transit  
197 service and in the North Highline and Skyway unincorporated activity centers, which are candidates for  
198 "countywide center" designation.

199  
200 King County has a total of 952,344 housing units, with 89,296 in unincorporated King County.  
201 Approximately half of housing units in King County are single detached residences. In unincorporated King  
202 County, less than 10 percent of housing units are multiunit housing units.<sup>16</sup> Approximately 45 percent of  
203 housing units in King County and 51 percent in unincorporated King County were built prior to 1980.<sup>17</sup>  
204 Older housing is more likely to have physical problems, health risks associated with lead paint, and  
205 earthquake vulnerability.<sup>18,19,20</sup>

206  
207 Housing construction rates decreased significantly after 2000 compared to earlier decades in both King  
208 County and unincorporated King County. This is likely due in part to the establishment of the urban growth  
209 area and the recession of 2008. Since 2011, large multiunit projects have made up a bulk of housing  
210 construction.<sup>21</sup> The number of housing units is expected to increase by approximately 25 percent and 10  
211 percent in King County and unincorporated King County, respectively, by 2044.<sup>22</sup>

212  
213 The housing vacancy rate for King County and unincorporated King County is about 5.5 percent, lower than  
214 the statewide rate of 6.5 percent and much lower than the countrywide rate of 10.5 percent.<sup>23</sup> A low vacancy  
215 rate is likely to result in a more competitive and expensive housing market.

---

<sup>11</sup> Washington State Employment Security Department. (2022). *Wages by education level, July 2022*. [\[link\]](#)

<sup>12</sup> U.S. Census Bureau, Center for Economic Studies, LEHD. *QWI Explorer*. [\[link\]](#)

<sup>13</sup> U.S. Census Bureau. (2022). *Median Household Income by Race, 5-year ACS 2016-2020*.

<sup>14</sup> PSRC Covered Employment Estimates. Housing data: US Census Bureau Decennial Census.

<sup>15</sup> U.S. Environmental Protection Agency, EnviroAtlas. (2021). *Employment to Housing Ratio*. [\[link\]](#)

<sup>16</sup> Washington State Office of Financial Management. (2022). *April 1 official population estimates*. [\[link\]](#)

<sup>17</sup> U.S. Department of Housing and Urban Development. (2021). *Housing Stock by Tenure and Year Built, CHAS 2014-2018*.

<sup>18</sup> Centers for Disease Control and Prevention. (2021). *Populations at Higher Risk*. [\[link\]](#)

<sup>19</sup> Boiko-Weyrauch, A. (2018). How many Seattle buildings would be doomed in a big earthquake? KUOW. [\[link\]](#)

<sup>20</sup> Washington Department of Natural Resources. (2012). *Modeling a Magnitude 7.2 Earthquake on the Seattle Fault Zone in Central Puget Sound*. [\[link\]](#)

<sup>21</sup> BERK Consulting, Inc. (2020). *Affordable housing incentives analysis: North Highline and Skyway-West Hill*. King County Home and Hope Initiative. [\[link\]](#)

<sup>22</sup> PSRC Macroeconomic Forecast; Washington State Office of Financial Management, *Population and Housing Estimates*; and U.S. Census Bureau, *American Community Survey*.

<sup>23</sup> U.S. Census Bureau. (2020). *Occupancy Status/Vacancy Rate, 5-year ACS 2016-2020*.

216  
217 Home prices increased by about 50 percent from 2016 to 2022 in King County, and the price of single  
218 detached residences increased at the highest rate.<sup>24</sup> From 2015 to 2020, the median rent in King County  
219 increased by about 40 percent.<sup>25</sup> Median gross rent is unaffordable for people earning 50 percent of area  
220 median income and below. At the same time, most income-restricted units in unincorporated King County  
221 are for households between 51 to 80 percent area median income.<sup>26</sup>  
222

### 223 *Racially Disparate Impact Analysis*

224 The Racially Disparate Impact Analysis discusses historical and contemporary exclusive and discriminatory  
225 land use and housing policies and practices that lead to racially disparate impacts in unincorporated King  
226 County. This section primarily focuses on urban unincorporated areas as they have larger populations and  
227 have a higher concentration of Black, Indigenous, and People of Color communities than rural  
228 unincorporated areas. This section does not analyze all discriminatory policies and programs that existed in  
229 King County but represents a best effort on the part of the County to analyze its policies for their  
230 contribution to racially disparate housing impacts and exclusion over the course of its history.  
231

232 Some of the policies and practices known to have been historically enforced or practiced in unincorporated  
233 King County include Indigenous land dispossession, Chinese exclusion, the Alien Land Law, Japanese  
234 internment, racial restrictive covenants, and discriminatory lending practices that led to disproportionate  
235 access to homeownership and a widening racial wealth gap. While many of these overtly racist housing  
236 practices were made illegal in the twentieth century, their legacy lives on through seemingly race-neutral  
237 policies such as exclusionary zoning, lack of funding, patterns of annexation, lack of tenant protections, and  
238 other land use issues. Many of these issues lead to displacement, which is also discussed. This section  
239 analyzes the racially disparate impacts of contemporary policies and discusses policies in the 2024  
240 Comprehensive Plan update designed to undo the harms done to Black, Indigenous, and People of Color  
241 communities.  
242

### 243 *Housing Needs Analysis*

244 The Housing Needs Analysis section identifies the housing needs of:

- 245 • people who need supportive services or accessible units, specifically people experiencing  
246 homelessness, people with disabilities, people with medical conditions, and people aged 65 years and  
247 older; and
- 248 • communities experiencing disproportionate harm of housing inequities, specifically Black, Indigenous,  
249 and People of Color and immigrant communities.

250  
251 The 2022 Point-in-Time Count found that the number of individuals experiencing homelessness in King  
252 County increased nearly 14 percent from 2020 to 2022.<sup>27</sup> Black, Hispanic/Latin(a)(o)(x), American Indian,  
253 Alaska Native, or Indigenous, and Native Hawaiian or Pacific Islander individuals were overrepresented in  
254 this group compared to King County's overall demographics.<sup>28</sup> People experiencing homelessness need  
255 access to shelter and supportive services, such as case management, to quickly transition to permanent  
256 housing. Expanding access to stable housing and care can directly improve health outcomes for people  
257 experiencing homelessness.<sup>29</sup>  
258

---

<sup>24</sup> Federal Reserve Bank of St. Louis. (2022). *Median Listing Price in King County, WA*. [\[link\]](#)

<sup>25</sup> U.S. Census Bureau. (2016). *Median Gross Rent by Bedroom Size, 5-year ACS 2011-2015*.

<sup>26</sup> King County Department of Community and Human Services. (2020). *King County Income-Restricted Housing Database*.

<sup>27</sup> KCRHA 2022 Point in Time Count. [\[link\]](#)

<sup>28</sup> King County Department of Community and Human Services Performance Measurement and Evaluation. (2022). *King County's Homeless Response System*. [\[link\]](#)

<sup>29</sup> National Low Income Housing Coalition (2021). *Low-Income Older Adults Face Unaffordable Rents, Driving Housing Instability and Homelessness*. Justice in Aging. [\[link\]](#)

259 Over ten percent of King County residents live with a disability.<sup>30</sup> People living with disabilities face  
260 challenges in searching, applying for, and relocating into accessible, affordable housing near supportive  
261 services.<sup>31,32</sup> Implementing universal design standards and increasing access to housing navigators and  
262 vouchers would help meet the need for this population.<sup>33</sup>

263  
264 People aged 65 years and older who wish to remain in their homes and communities may face difficulties  
265 because of rising housing costs. Homeowners who have paid off their mortgage may struggle to afford  
266 property taxes, utilities, and maintenance costs.<sup>34</sup> More affordable housing options, such as accessory  
267 dwelling units and financial assistance programs for people aged 65 years and older, would help them  
268 remain in their homes and communities.

269  
270 Housing quality, cost, and stability impacts people’s physical and mental health. Individuals receiving  
271 housing assistance who are recovering from medical conditions or with persisting conditions may need  
272 additional support, such as occupational therapy or chore services. People with medical conditions,  
273 particularly individuals who are unstably housed or experiencing homelessness, need access to care and a  
274 safe place to recover after leaving the hospital, such as recuperative housing.<sup>35</sup>

275  
276 Black, Indigenous, and People of Color households, particularly Black and Hispanic households, are more  
277 likely to experience housing problems such as incomplete kitchen and plumbing facilities, overcrowding,  
278 and cost burden. Black households are also more likely to be renters and face higher rates of denial for  
279 home loans compared to White households. Black, Indigenous, and People of Color residents need greater  
280 access to homeownership opportunities and diverse housing types, such as middle housing and down  
281 payment assistance programs. Black, Indigenous, and People of Color households need investments in  
282 affordable housing and anti-displacement strategies, such as community preference programs and  
283 inclusionary housing policies, to remain in their communities.

284  
285 Immigrants and refugees, especially those with limited English proficiency, may have difficulties  
286 communicating with landlords, finding stable employment, building a credit history, and understanding  
287 their rights.<sup>36,37</sup> Immigrants and refugees who are undocumented face additional barriers to accessing  
288 housing. Immigrants and refugees need greater access to low-barrier affordable housing and information  
289 regarding tenant protections and housing rights.<sup>38</sup> Many immigrants and refugees need increased access to  
290 large, affordable rental units.<sup>39</sup>

291  
292 LGBTQ+ people experience systematic disparities in Washington State, including higher rates of housing  
293 instability, homelessness, cost burden, poverty, and less access to care and other services.<sup>40</sup> LGBTQ+  
294 residents in King County need access to affordable housing in neighborhoods where they feel safe and  
295 connected to the community. Stronger enforcement of fair housing laws and expanded access to tenant  
296 protections would increase access to safe, stable housing for LGBTQ+ residents.<sup>41</sup> LGBTQ+ community

---

<sup>30</sup> U.S. Census Bureau. (2022). *Households by Disability, 5-year ACS 2016-2020*.

<sup>31</sup> ECONorthwest. (2022). *Housing Needs for Individuals with Intellectual and Developmental Disabilities in Washington State*. Washington State Department of Social and Health Services. [\[link\]](#)

<sup>32</sup> *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

<sup>33</sup> Community Feedback on Housing. (2022). *2023 Developmental Disabilities Legislative Committee*. King County Department of Community and Human Services.

<sup>34</sup> U.S Department of Housing and Urban Development. (2017). *Housing for Seniors: Challenges and Solution*. [\[link\]](#)

<sup>35</sup> King County Regional Homelessness Authority. (2023). *Draft Five-Year Plan (2023-2028)*. [\[link\]](#)

<sup>36</sup> Community Feedback on Housing. (2022). *2023 Developmental Disabilities Legislative Committee*. King County Department of Community and Human Services.

<sup>37</sup> *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)

<sup>38</sup> King County. (2022). *Tenant Protection Access Plan*. [\[link\]](#)

<sup>39</sup> Comprehensive Plan Equity Work Group Meeting. (2023, February 10). King County.

<sup>40</sup> Goldsen, K. F. et. al. (2020, November). *Washington State LGBTQ+ Equity and Health Report 2020*. [\[link\]](#)

<sup>41</sup> LGBTQ Allyship. (2019). *2018-2019 South King County Housing Listening Sessions Report of the LGBTQ+ Community*.

297 members note it is important to find information about housing from a trusted source, such as a queer  
298 housing group.<sup>42</sup>

299  
300 In addition to systems-level barriers and housing needs, community input and housing discrimination  
301 testing conducted in King County found that individual-level discrimination based on disability, familial  
302 status, national origin, religion, and source of income is still prevalent in King County.<sup>43,44</sup> Community  
303 members noted experiencing discrimination as part of their search for and while living in affordable  
304 housing.<sup>45</sup> Communities need expanded legal support to enforce their rights.<sup>46</sup>

305  
306 *Land Capacity Analysis*

307 The Land Capacity Analysis section determines whether unincorporated King County has the zoning  
308 capacity to meet housing needs at each income level.<sup>47</sup> The analysis evaluates what current zoning and  
309 development regulations allow to determine the ability of the jurisdiction to meet future housing needs.  
310 King County must plan to accommodate 5,412 permanent housing units and 1,034 emergency housing  
311 units in unincorporated King County by 2044.<sup>48</sup> The land capacity analysis found that unincorporated King  
312 County's projected permanent housing needs can be accommodated under current recommended zoning.  
313 The analysis found a deficit of 116 emergency housing units in commercial zones. To address this deficit,  
314 King County added permanent supportive and emergency housing types as allowed uses in the  
315 development code to reduce barriers to producing permanent supportive and emergency housing. These  
316 types of housing will now be allowed in the higher density residential zones, most commercial zones, and  
317 the office zone.

318  
319 This section also finds that 94 percent of the land in the urban unincorporated area that allows residential  
320 housing is zoned for eight dwelling units per acre or less. Urban unincorporated King County has a total  
321 development capacity of 4,173 housing units within a half mile walkshed of high-capacity or frequent transit.  
322 North Highline and Skyway-West Hill contain 86 percent of the parcels identified.

323  
324 *Evaluating Effectiveness of Strategies to Meet the Housing Need*

325 This section conducts a housing production, emergency housing production, and affordable housing  
326 funding gap analysis to project the potential surplus or deficit for the housing needs at each income level  
327 through 2044 as determined by Countywide Planning Policy H-1.

328  
329 The housing production gap analysis finds that the total amount of housing constructed through 2044,  
330 regardless of income level, is projected to be more than double the total net new need allocated to urban  
331 unincorporated King County. This estimate may be skewed by two major projects completed during the  
332 previous 2016 through 2024 planning period: Redmond Ridge and Greenbridge in White Center. There is a  
333 significant housing production gap for households earning less than 50 percent area median income and a  
334 significant surplus for households earning 50 to 80 percent area median income. The analysis finds a deficit  
335 of 608 units for permanent supportive housing and 984 units of non-permanent supportive housing  
336 affordable to households with incomes at the extremely low-income level. This same analysis projects a  
337 deficit of 403 housing units affordable to households with very low incomes and 415 housing units  
338 affordable to households with moderate incomes.

339

---

<sup>42</sup> LGBTQ Allyship. (2021, September). *Affirmative Housing Marketing Strategies for LGBTQ+ Communities in South King County*.

<sup>43</sup> 2019 King County Analysis of Impediments to Fair Housing Choice. [\[link\]](#)

<sup>44</sup> Fair housing Testing. Fair Housing Center of Washington Contract.

<sup>45</sup> Comprehensive Plan Equity Work Group Meeting (2023). King County.

<sup>46</sup> King County. (2022). *Tenant Protection Access Plan*. [\[link\]](#)

<sup>47</sup> Growth Management Services. (2022). *Guidance for Evaluating Land Capacity to Meet All Housing Needs*. Washington State Department of Commerce. [\[link\]](#)

<sup>48</sup> Ordinance 19384 (2021), amended by Ordinance 19553 (2022) and Ordinance 19660 (2023). [\[link\]](#)

340 The emergency housing production gap analysis projects that urban unincorporated King County will have  
341 less than half of the 1,034 emergency housing beds needed by 2044.  
342

343 The affordable housing funding gap analysis identifies a need for approximately \$451 million more than  
344 current funding levels to meet the housing needs of unincorporated King County households with incomes  
345 at or below 80 percent area median income over the 2025 through 2044 planning period. On an annual  
346 basis, the funding gap is approximately \$10,524,000 beginning in 2025. Adjusting for inflation, the average  
347 annual gap is approximately \$22,547,000.  
348

### 349 *Making Adequate Provisions for the Housing Needs of All Economic Segments of the Community*

350 This section identifies several key barriers to housing development, including:

- 351 • barriers and lack of clarity permitting emergency housing;
- 352 • increased time and risk from applying for a Conditional Use Permit;
- 353 • delays and increased costs to comply with requirements related to the State Environmental Policy Act;  
354 and
- 355 • permitting timelines and staffing challenges.

356  
357 This section finds that King County's zoning and land use policies will focus growth in the urban areas, which  
358 are contained and are closer to employment centers. Finally, this section identified the owner-occupancy  
359 requirement a potential barrier in using accessory dwelling units in meeting housing need. The 2024  
360 Comprehensive Plan adopted code changes that remove the owner occupancy requirement for accessory  
361 dwelling units.  
362

### 363 *Summary of Existing Strategies*

364 This section discusses funding sources, policies, programs, and partnerships in King County and  
365 unincorporated King County. King County receives federal and state funding that can be used to meet  
366 different housing needs, including providing capital for development, acquisition, and rehabilitation of  
367 housing. Most housing projects are funded by a mix of funds from government programs and philanthropic  
368 organizations, tax credits, private debt, and rent from residents. Public sector housing funds serve  
369 households at or below 80 percent area median income. Homeownership funds generally serve households  
370 at least at 50 percent area median income or higher. King County serves as both the local government for  
371 unincorporated areas and as a regional funder of affordable housing. Most of King County's programs serve  
372 both incorporated and unincorporated areas of the county.  
373

374 The existing strategies section also discusses policies enacted and programs administered by King County  
375 since the 2016 Comprehensive Plan that address homelessness and housing needs for King County  
376 residents. Lastly, this section provides a description of King County partnerships with other governments,  
377 housing providers, advocates, and members of the public. These partnerships further King County's effort to  
378 provide and preserve affordable housing.  
379

### 380 *Existing Strategies Gap Analysis*

381 King County staff reviewed the findings and analysis from the previous sections in this assessment and  
382 recommendations from previous plans and reports to identify gaps in funding, programs, policies, and  
383 partnerships. Beyond the overall affordable housing funding gap, this section identifies funding gaps for:

- 384 • affordable housing for 0 to 50 percent area median income households;
- 385 • affordable homeownership;
- 386 • permanent supportive housing;
- 387 • flexibility for equitable community-driven development; and

- 388 • affordable two-, three-, and four-bedroom units.

389

390 The following programs were recommended in previous King County plans and reports but have not been  
391 implemented:

- 392 • Equitable Development Initiative;
- 393 • rental inspections;
- 394 • relocation assistance for tenants;
- 395 • redevelopment assistance; and
- 396 • fair housing testing, education, and enforcement.

397

398 The King County Code Interim Loan Program includes language that creates barriers to community-driven  
399 equitable development, and the Inclusionary Housing Program has only been implemented in North  
400 Highline and Skyway-West Hill.

401

#### 402 *2024 King County Comprehensive Plan Code Changes and Work Plan Actions*

403 The 2024 King County Comprehensive Plan adopted code changes or directed a Work Plan Action item to  
404 research and evaluate the following topics.

405

406 Code changes for housing include:

- 407 • middle housing;
- 408 • inclusionary housing;
- 409 • permanent supportive housing; and
- 410 • emergency housing.

411

412 Work plan items for housing include:

- 413 • multifamily tax exemption;
- 414 • mandatory inclusionary housing; and
- 415 • community preference programs.

## 416 II. Background

### 417 Policy Context

418 This section outlines the current law, initiatives and plans that establish requirements and provide guidance  
419 for this assessment.

420

#### 421 *Washington State Growth Management Act*

422 The Growth Management Act (GMA), first adopted in 1990, establishes legal requirements for cities and  
423 counties to develop a Comprehensive Plan to manage their population growth. Jurisdictions must create  
424 housing and land use elements that provide an inventory and analysis of housing needs, land capacity, and  
425 similar information to inform the Comprehensive Plan.<sup>49</sup> In 1992, the King County Council approved the  
426 urban growth area, focusing growth primarily in cities and the western portion of King County, and limiting

---

<sup>49</sup> Chapter 36.70A Revised Code of Washington. [[link](#)]

427 future housing development in the rural unincorporated areas.<sup>50</sup> The boundaries of the urban growth area  
428 remain relatively unchanged to this day.  
429

#### 430 *House Bill 1220*

431 Washington state amended the GMA in 2021 through House Bill 1220. The legislation required jurisdictions  
432 to plan for and accommodate, rather than just encourage the availability of affordable housing. The  
433 Washington State Department of Commerce is required to provide jurisdictions with an inventory of existing  
434 and projected housing need by income level, as well as emergency housing, emergency shelters, and  
435 permanent supportive housing. Jurisdictions must also identify and begin to undo local policies and  
436 regulations that create racially disparate impacts, displacement, and exclusion in housing. The legislation  
437 also put significant limits on the ability of local jurisdictions to prohibit transitional housing, permanent  
438 supportive housing, or emergency shelters.  
439

#### 440 *VISION 2050*

441 VISION 2050 is the region’s long-range plan for growth. The vision for 2050 is to provide exceptional quality  
442 of life, opportunity for all, connected communities, a spectacular natural environment, and an innovative,  
443 thriving economy. VISION 2050 establishes the Multicounty Planning Policies (MPPs), which provide for  
444 consistency across the metropolitan counties in the Central Puget Sound Region. The Puget Sound Regional  
445 Council (PSRC) led the development of VISION 2050, tracks its implementation, and provides guidance to  
446 local jurisdictions.<sup>51</sup>  
447

#### 448 *Growth Management Planning Council*

449 The King County Growth Management Planning Council (GMPC) is a formal body established by an  
450 interlocal agreement in 1992. The council consists of elected officials from King County, Seattle, Bellevue,  
451 other cities and towns in King County, special purpose districts, and the Port of Seattle. The GMPC develops  
452 and recommends the King County Countywide Planning Policies (CPPs) for adoption to King County  
453 Council. The CPPs provide a countywide vision and serve as a framework for King County and each  
454 jurisdiction to develop its own Comprehensive Plan. Each Comprehensive Plan must be consistent with the  
455 overall vision for the future of King County.  
456

#### 457 *King County Countywide Planning Policies*

458 The Countywide Planning Policies (CPPs) create a shared and consistent framework for growth management  
459 planning for all jurisdictions in King County.<sup>52</sup> State law requires the legislative authority of a county to adopt  
460 countywide planning policies in cooperation with cities located in the county.<sup>53</sup>  
461

#### 462 *Affordable Housing Committee*

463 The Affordable Housing Committee serves as a regional advisory committee to the GMPC, with the goal of  
464 recommending action and assessing progress toward implementation of the King County Regional  
465 Affordable Housing Task Force Five Year Action Plan. The committee functions as a point of coordination  
466 and accountability for affordable housing efforts across King County. The AHC recommends amendments  
467 to the Countywide Planning Policies, among other chartered responsibilities.

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<sup>50</sup> King County Ordinance 10450 (1992). [\[link\]](#)

<sup>51</sup> Puget Sound Regional Council. *Vision 2050*. [\[link\]](#)

<sup>52</sup> Ordinance 19384 (2021), amended by Ordinance 19553 (2022) and Ordinance 19660 (2023). [\[link\]](#)

<sup>53</sup> Revised Code of Washington 36.70A.210. [\[link\]](#)

## 468 Subarea Planning

469 Subarea plans address locally-specific issues in subarea geographies. They establish visions, goals, and  
470 policies to guide development decisions and are guided by community interests and available funding.  
471 Subarea plans must be consistent with the King County Comprehensive Plan, the Growth Management Act,  
472 and focus on long-range community needs. King County leads a subarea planning process for the six rural  
473 Community Service Areas and for the five remaining large urban unincorporated potential annexation  
474 areas.<sup>54</sup> Subarea planners use resources developed by the King County Office of Equity and Racial and  
475 Social Justice to develop subarea plans, address equity impacts, implement land use and zoning updates,  
476 and more.

## 477 Data Sources, Methodology, and Limitations

478 This section outlines the key data sources used as the foundation of this assessment, the methodology King  
479 County staff took to collect and analyze the data, and the limitations of the data and the types of conclusions  
480 staff can make with the data available.

### 481 Quantitative Data Sources

#### 482 *U.S. Census Bureau - American Community Survey*

483 The American Community Survey (ACS) is an ongoing survey conducted by the U.S. Census Bureau that  
484 provides information about the United States and people.<sup>55</sup> This assessment primarily uses 2016-2020 5-  
485 year ACS data to describe the demographics and trends in King County and unincorporated King County.  
486 The U.S. Census Bureau combines the data collected over those five years to increase the sample size,  
487 reliability, and consistency of the data as compared to data collected in one year.  
488

#### 489 *U.S. Census Bureau - Public Use Microdata Sample*

490 The U.S. Census Bureau provides Public Use Microdata Sample (PUMS) data from the ACS to allow data  
491 users to create custom data tabulations.<sup>56</sup>  
492

#### 493 *U.S. Department of Housing and Urban Development - Consolidated Housing Affordability Survey*

494 The U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of ACS data  
495 from the U.S. Census Bureau, known as Comprehensive Housing Affordability Strategy (CHAS) data.<sup>57</sup> These  
496 tabulations calculate housing problems and needs in more detail.

#### 497 *Other*

498 This assessment also includes footnote references to other sources, such as government publications,  
499 academic research, and news reporting, to inform qualitative analysis. Other key data sources include  
500 information from the:

- 501 • Washington State Office of Financial Management;
- 502 • King County Urban Growth Capacity Report;
- 503 • Puget Sound Regional Council; and
- 504 • King County Regional Homelessness Authority.

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<sup>54</sup> King County. *2016 King County Comprehensive Plan* (updated 2022, December). [\[link\]](#)

<sup>55</sup> U.S. Census Bureau. (2022). *About the American Community Survey*. [\[link\]](#)

<sup>56</sup> U.S. Census Bureau. (2022). *Public Use Microdata Sample (PUMS)*. [\[link\]](#)

<sup>57</sup> Office of Policy Development and Research. (2022). *Consolidated Planning/CHAS Data*. U.S. Department of Housing and Urban Development. [\[link\]](#)

505 **Methodology**

506 This assessment compiles data and conducts analysis on the demographic and economic characteristics of  
507 King County residents, the local housing stock, and its ability to serve the housing needs of County residents  
508 now and in the future. King County serves as a regional convener and funder of affordable housing. At the  
509 same time, King County serves as the local government for unincorporated King County. This assessment  
510 therefore includes data and analysis regarding both King County as a whole and, when available,  
511 unincorporated King County. King County staff also researched and analyzed history, background, and  
512 partnerships, programs, policies, resources, and funding King County has implemented to address housing  
513 need, and in particular:

- 514 • the racially disparate impact of past and current housing and land-use related laws and policies;
- 515 • the housing needs of people experiencing homelessness, persons with disabilities, people with medical  
516 conditions, and older adults;
- 517 • the housing needs of communities experiencing disproportionate harm of housing inequities including  
518 Black, Indigenous, and People of Color; and
- 519 • areas that are at higher risk of displacement from market forces that occur with changes to zoning  
520 development regulations and public capital investments.

521 This assessment is also informed through engagement with community members and service providers  
522 across the County, with an emphasis on those who have been historically excluded and harmed by planning  
523 processes and housing inequities. This analysis reflects input from the following community engagement  
524 processes.  
525

- 526 • The 2024 Comprehensive Plan Equity Work Group served as an advisory group to Executive staff in  
527 incorporating equity considerations into the Executive Recommended Comprehensive Plan. The group  
528 was composed of 15 people from historically underrepresented communities.
- 529 • DCHS staff conducted 18 interviews as of September 2023 with housing providers and community-  
530 based organizations in 2023 to understand the barriers people across the County are facing when trying  
531 to access and sustain housing that is affordable, safe, and culturally relevant, as well as their priorities  
532 and ideas for addressing these barriers.
- 533 • King County solicited feedback from the broader community on early concepts of the 2024  
534 Comprehensive Plan update through a survey in 2022. DCHS staff compiled housing-related feedback  
535 to understand priorities people have for the Comprehensive Plan.
- 536 • King County solicited public comment on early conceptual proposals in early 2023 and the Public  
537 Review Draft of the 2024 Comprehensive Plan Update in summer 2023.
- 538 • Findings from the 2021 Skyway-West Hill and North Highline Anti-displacement Strategies Report  
539 informed the analysis.
- 540 • Findings from the 2019 King County Analysis of Impediments to Fair Housing Choice report informed  
541 the analysis.

542 *Determining the cause of housing need or disparities*

543 Much of the data in this assessment identifies significant disparities between groups. While identifying  
544 disparities is a critical first step to pursuing equitable outcomes, it is difficult to determine the causes of a  
545 given disparity, especially in a complex system such as housing. This assessment’s analysis includes  
546 potential factors that may influence the data when relevant. However, discussion of potential factors or  
547 causes are not a definitive or complete explanation of a given disparity.  
548

549 *Limitations to intersectional analysis due to small population sizes*

550 When measuring demographics using multiple variables, such as measuring the rate of housing cost burden  
551 by race, age, and tenure, American Community Survey results can be small or, in some cases, zero. The

552 smaller population sizes lead to greater variability, increasing the margin of error. This limits this assessment  
553 in comparing population subcategories using the available demographic data.  
554

555 *Comparing data across different sources*

556 The American Community Survey data used in this analysis is from 2016 to 2020, while the CHAS data is  
557 from 2014 to 2018. Both are the most recent data available. The total King County and unincorporated King  
558 County population or households will vary in different tables because the data sets are from different time  
559 ranges. The U.S. Census Bureau’s PUMS dataset is available at a PUMA (Public Use Microdata Area)  
560 geographic level. PUMAs are areas with populations of at least 100,000 people. There are 16 PUMAs that  
561 make up King County. Given the coarse geographic scale, it is difficult to use PUMAs to estimate  
562 unincorporated King County, as the PUMAs are drawn to include various cities. Any data point in this  
563 assessment using PUMS data will only provide countywide data.  
564

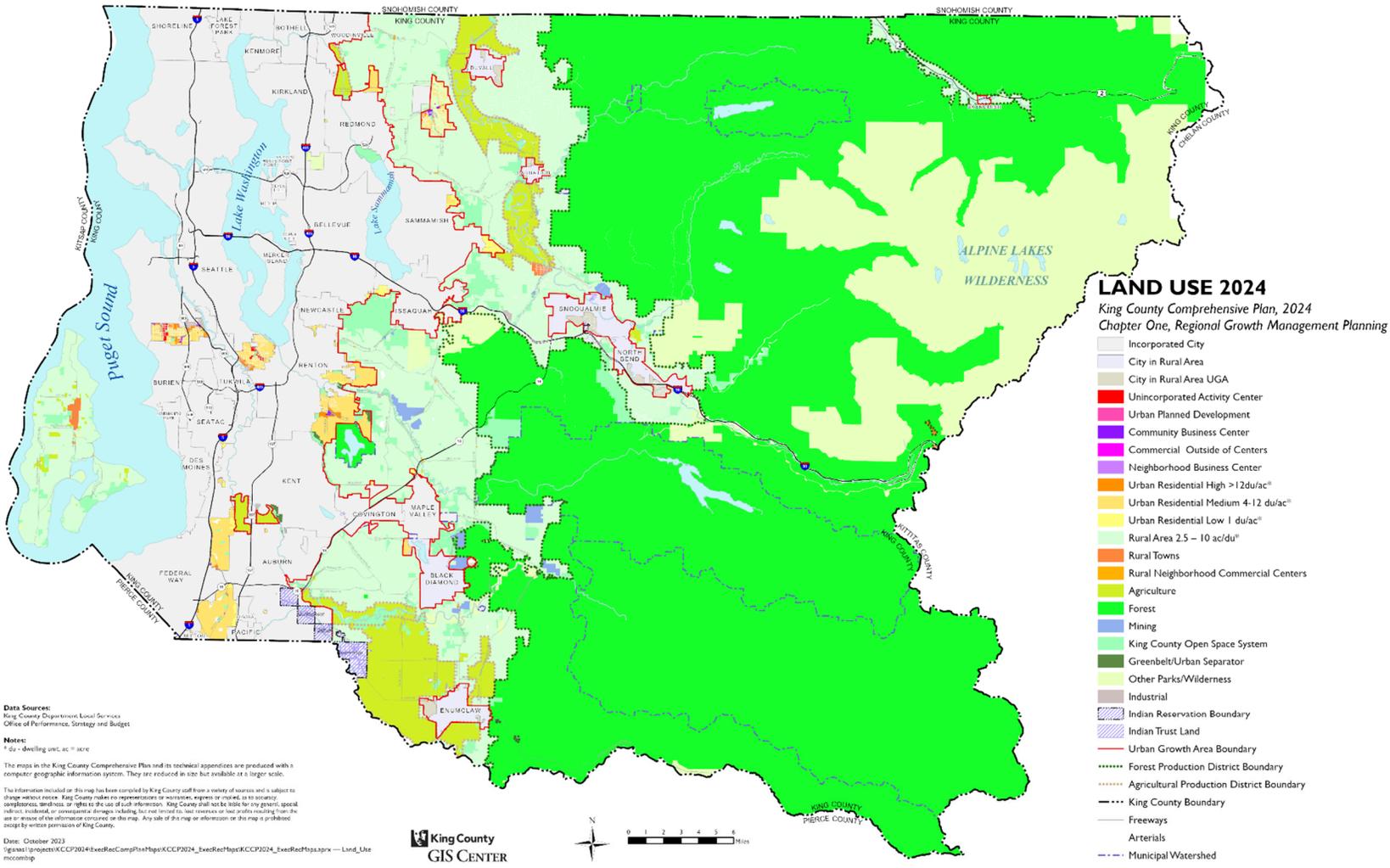
565 *Racially disparate impact analysis in unincorporated King County*

566 Most research available on King County racial housing discrimination centers Seattle, while less  
567 documented research exists in areas currently unincorporated. Unincorporated King County areas changed  
568 throughout history with annexations, so some of this analysis discusses areas that are currently incorporated.  
569 When displaying historical quantitative data, unincorporated King County is defined based on current  
570 Census geographies and incorporation status in order to display the history of the current areas in  
571 unincorporated King County. In addition, historical Census data from prior to 1980 is inaccurate for most  
572 unincorporated areas, and thus was not included. Zoning atlases that captured rezones between the mid-  
573 1970s to the mid-1990s were lost during a records transfer, which limits the ability to understand the  
574 rezones that occurred throughout that period. The Seattle Times Archives were used to conduct historical  
575 research. However, many communities discriminated against may not have had access or leverage to  
576 document and publish stories in mainstream sources, which is another limitation to this analysis.

577 **Geographic Area**

578 This Housing Needs Analysis covers all of King County and provides specific data on unincorporated King  
579 County. *Map 1: Land Use 2024* shows boundary lines of various land use designations within King County,  
580 including the urban growth area, incorporated cities, unincorporated areas, the rural area, and more.

581 Map 1: Land Use 2024



## III. Community Profile

### Section Summary

This section fulfills King County CPP H-3f, H-3g, and H-3h.

CPP H-3f, H-3g, and H-3h require jurisdictions to:

*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:*

*f) Household characteristics, by race/ethnicity:*

*1) Income (median and by area median income bracket);*

*2) Tenure (renter or homeowner); and*

*3) Housing cost burden and severe housing cost burden.*

*g) Current population characteristics:*

*1) Age by race/ethnicity; and*

*2) Disability*

*h) Projected population growth.*

As of 2021, the Census Bureau estimates a population of 2,215,173 individuals and 924,763 households in King County.<sup>58</sup> King County became more diverse over previous decades as the population steadily grew, with most population growth occurring from residents moving to King County from another country.<sup>59</sup> Between 2000 and 2020, the number of individuals experiencing homelessness also increased in King County. While many are in shelter or transitional housing programs, more than half of those experiencing homelessness in King County are unsheltered.<sup>60</sup>

The data in this section reveal significant differences between households in King County and unincorporated King County. Approximately 8.6 percent (77,761) of the county's households live in unincorporated King County, and about two-thirds (54,177) of unincorporated King County households live in the rural area.<sup>61</sup> While King County's population increased over the previous decades, unincorporated King County's has not, primarily due to annexations and zoning restrictions in the rural area. Households in unincorporated King County are more likely to be older, White, and own their homes than countywide.<sup>62</sup>

Significant disparities exist between households of different incomes, races, ages, and tenure. Households with lower incomes are significantly more likely to be renters and cost burdened, with most extremely low-income households severely cost burdened, meaning they spend more than 50 percent of their income on housing costs.<sup>63</sup> Homeowner households in King County are older on average and have a median income nearly twice that of renter households.<sup>64</sup> In 2020, Asian and White households earned nearly two times more than Black and American Indian/Alaska Native households countywide. Most households own their homes in King County and unincorporated King County, but Black households are more likely to rent than own.<sup>65</sup> Approximately half of Black households and nearly 40 percent of Hispanic households in King County and

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<sup>58</sup> U.S. Census Bureau. (2021). 1-year ACS 2021.

<sup>59</sup> Washington State Office of Financial Management Intercensal Population Estimates for King County, 2000 to 2020.

<sup>60</sup> KCRHA 2022 Point in Time Count. [\[link\]](#)

<sup>61</sup> U.S. Census Bureau. (2022). *Tenure by Household Size, 5-year ACS 2016-2020*.

<sup>62</sup> U.S. Department of Housing and Urban Development. (2021) *Overcrowding, CHAS 2014-2018*.

<sup>63</sup> U.S. Department of Housing and Urban Development. (2021). *Cost Burden and Severe Cost Burden by Income, CHAS 2014-2018*.

<sup>64</sup> U.S. Census Bureau. (2022). *Median Household Income by Tenure, 5-year ACS 2016-2020*.

<sup>65</sup> U.S. Census Bureau. (2022). *Age Range by Tenure, 5-year ACS 2016-2020*.

622 unincorporated King County are cost burdened or severely cost burdened, while only 30 percent of White  
623 and Asian households are cost burdened or severely cost burdened.<sup>66</sup>

## 624 Population Characteristics

625 This section discusses the demographics of individual residents in King County, including:

- 626 • population count;
  - 627 • population by age group;
  - 628 • race and ethnicity;
  - 629 • languages spoken;
  - 630 • immigration status;
  - 631 • disability status; and
  - 632 • people experiencing homelessness.
- 633

### 634 *Count of Population*

635 As of 2022, the estimated population for King County is 2,317,700 people, with 10.7 percent (248,160) of  
636 the county's residents living in unincorporated King County. Unincorporated King County is the second  
637 largest jurisdiction in the county, after Seattle (762,500 residents).<sup>67</sup> Almost one-third of Washington's  
638 population resides in King County. Thirty one percent of the state's population growth occurred in King  
639 County. The next largest shares of growth occurred in Snohomish County and Pierce County (9.8 percent  
640 and 9.4 percent, respectively).<sup>68</sup>

641  
642 King County has grown steadily in population over the last two decades. From 2000 to 2020, King County  
643 population grew 30.7 percent. Most of this growth occurred in incorporated areas of King County.<sup>69</sup> The  
644 unincorporated King County population decreased by 29.5 percent from 2000 to 2020. This population  
645 decrease is mainly due to annexation of unincorporated areas into cities. Since 2008, seven ballot measures  
646 approved annexing unincorporated areas to Renton, Auburn, Burien, Kent, Kirkland, Bellevue, and  
647 Sammamish, representing over 117,000 residents.<sup>70</sup> Figure 1 shows the steady population growth in King  
648 County as a whole and incorporated King County jurisdictions as well as the population decline in  
649 unincorporated King County.

650

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<sup>66</sup> U.S. Department of Housing and Urban Development. (2021). *Cost Burden and Severe Cost Burden by Tenure, CHAS 2014-2018*.

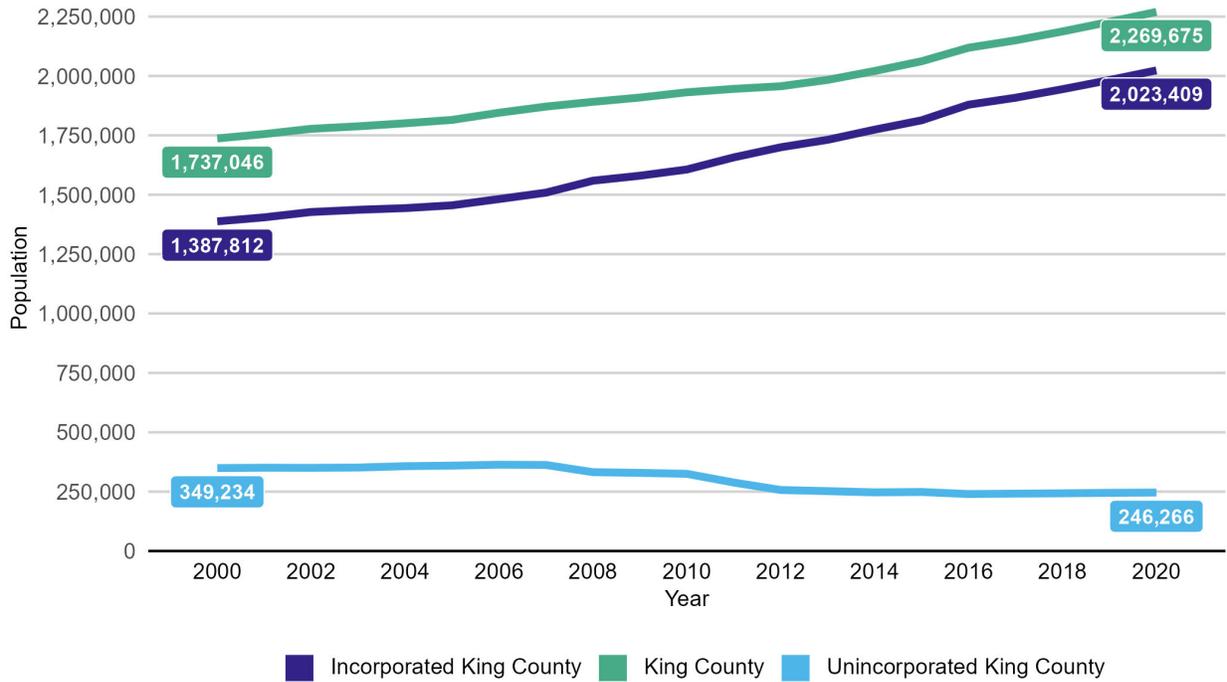
<sup>67</sup> Washington State Office of Financial Management. (2022, April 1). *April 1 Population of Cities, Towns, and Counties*. [\[link\]](#)

<sup>68</sup> Washington State Office of Financial Management. Forecasting & Research Division. (2022, November). *State of Washington 2022 Population Trends*. [\[link\]](#)

<sup>69</sup> Washington State Office of Financial Management Intercensal Population Estimates for King County, 2000 to 2020.

<sup>70</sup> King County Office of Performance, Strategy, and Budget. (2018). *King County Unincorporated Urban Area Annexation Area Databook*. [\[link\]](#)

651 **Figure 1: Population Growth in King County from 2000 to 2020**

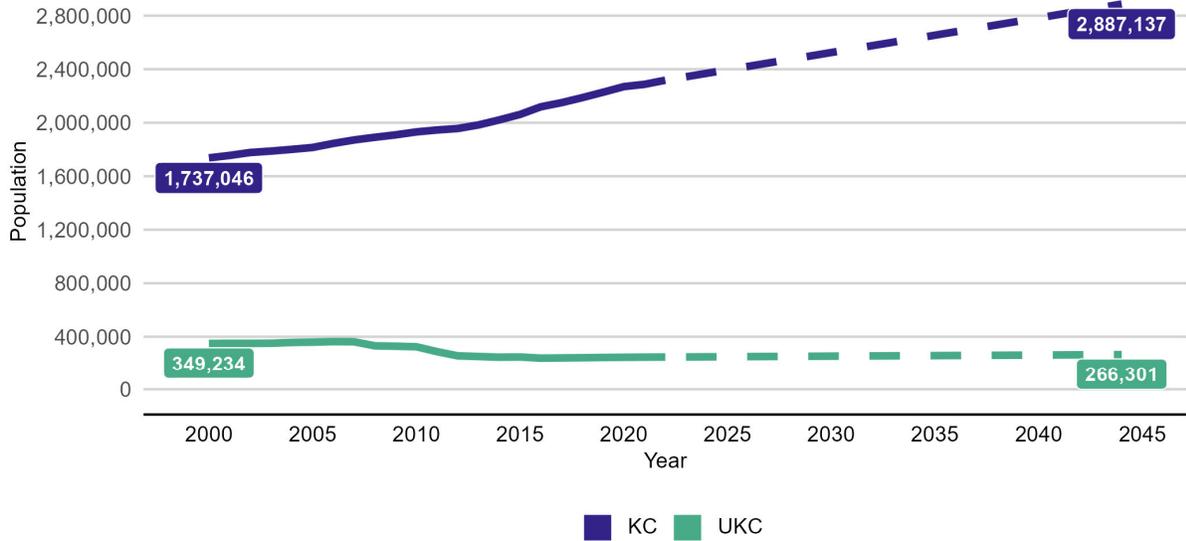


652 Source: Washington State Office of Financial Management Intercensal Population Estimates for King County, 2000 to 2020.  
 653

654 *Forecasted Population Growth*

655 The Washington State Office of Financial Management projects King County’s population to grow by 24.6  
 656 percent from 2,317,700 residents in 2022 to 2,887,137 in 2044. Unincorporated King County’s population is  
 657 projected to grow more slowly at a rate of 7.3 percent from 248,160 residents in 2022 to 266,301 in  
 658 2044.<sup>71,72</sup> Figure 2 shows the actual and forecasted population growth in King County.  
 659

660 **Figure 2: Actual and Projected Population Growth in King County and Unincorporated King County**  
 661 **from 2000 to 2044**



662 Source: Washington State Office of Financial Management Intercensal Population Estimates for King County, 2000 to 2020 and  
 663 Washington State Office of Financial Management Growth Management Act Population Projections for Counties: 2020 to 2050.  
 664

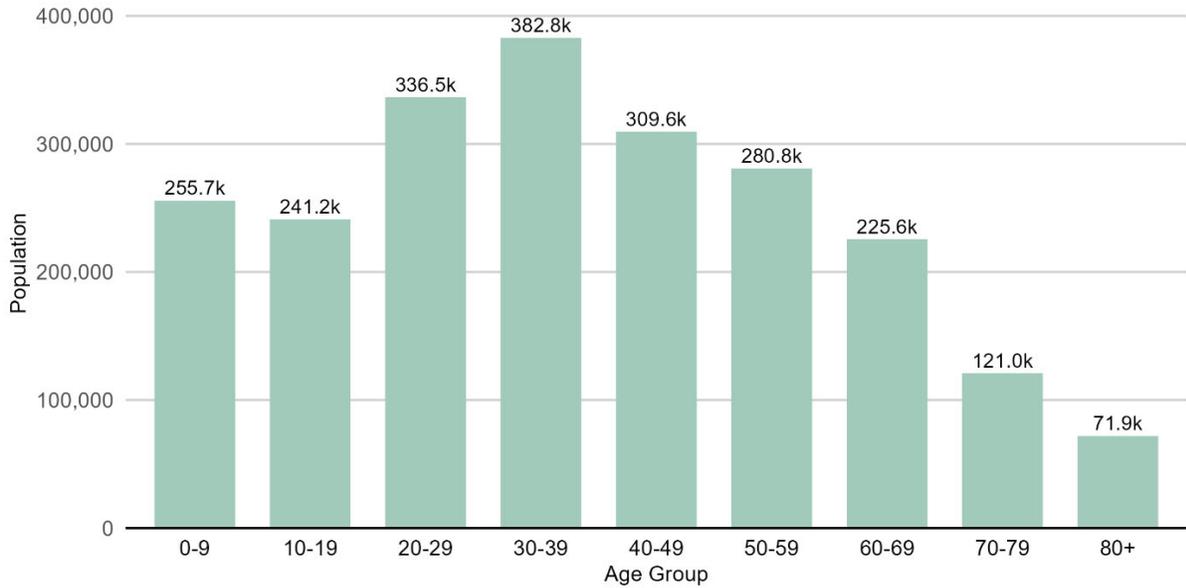
<sup>71</sup> The estimate for unincorporated King County does not take future annexation into account, which would likely result in a reduction in population.

<sup>72</sup> Washington State Office of Financial Management Intercensal Population Estimates for King County, 2000 to 2020 and Washington State Office of Financial Management Growth Management Act Population Projections for Counties: 2020 to 2050.

665 *Population by Age Group*

666 Most of King County’s residents are of working age, with the largest share of residents (17.2 percent) being  
 667 30 to 39 years old. Approximately 20.2 percent (449,242) of King County’s population is 17 years old or  
 668 younger. Unincorporated King County residents are older on average than King County residents, with the  
 669 largest share of unincorporated King County residents (16.8 percent) being 50 to 59 years old.  
 670 Unincorporated King County also has a larger share of people aged 65 years old and older (17.1 percent)  
 671 compared to King County (13.2 percent).<sup>73</sup> Figure 3 shows the number of King County residents by age  
 672 range and Figure 4 shows the number of unincorporated King County residents by age range.  
 673

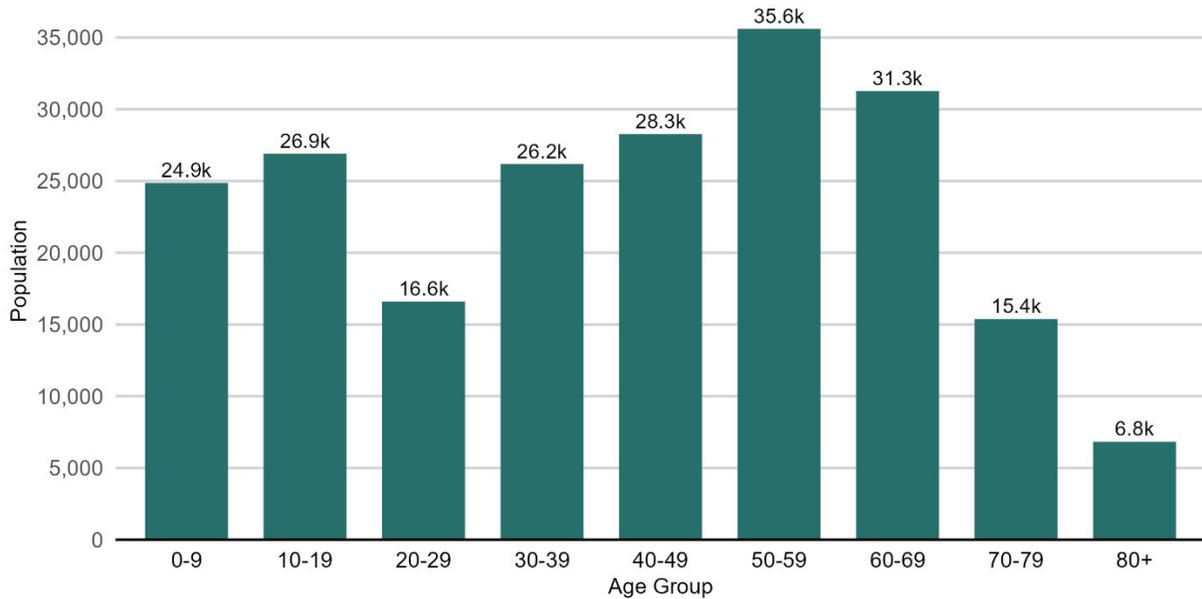
674 **Figure 3: King County Population by Age Range**



675 Source: U.S. Census Bureau. (2022). *Population by Age, 5-year ACS 2016-2020*.  
 676

<sup>73</sup> U.S. Census Bureau. (2022). *Population by Age, 5-year ACS 2016-2020*.

677 **Figure 4: Unincorporated King County Population by Age Range**



678  
679 *Source: U.S. Census Bureau. (2022). Population by Age, 5-year ACS 2016-2020.*

680 As shown in Figure 5, urban unincorporated King County skews younger than rural unincorporated King  
681 County. Urban unincorporated King County has a higher rate of 20- to 29-year-old residents and 30- to 39-  
682 year-old residents (11.7 percent and 15.3 percent, respectively) compared to rural unincorporated King  
683 County (6.2 percent and 11.1 percent, respectively). Most unincorporated King County residents are 40  
684 years old or older (58.2 percent) whereas less than half of urban unincorporated King County residents fall  
685 in that age range (48.8 percent).<sup>74</sup>

---

<sup>74</sup> U.S. Census Bureau. (2022). *Population by Age, 5-year ACS 2016-2020.*

686 **Figure 5: Urban and Rural Unincorporated King County Population by Age Range**



687  
 688 Source: U.S. Census Bureau. (2022). Population by Age, 5-year ACS 2016-2020.

689 *Race and Ethnicity*

690 Race and ethnicity have a strong connection to where people live in King County, how likely they are to be  
 691 housing cost burdened, and whether they own or rent their homes. Understanding the size and differences  
 692 between racial and ethnic groups in King County and unincorporated King County is a first step to  
 693 understanding housing needs for these groups.

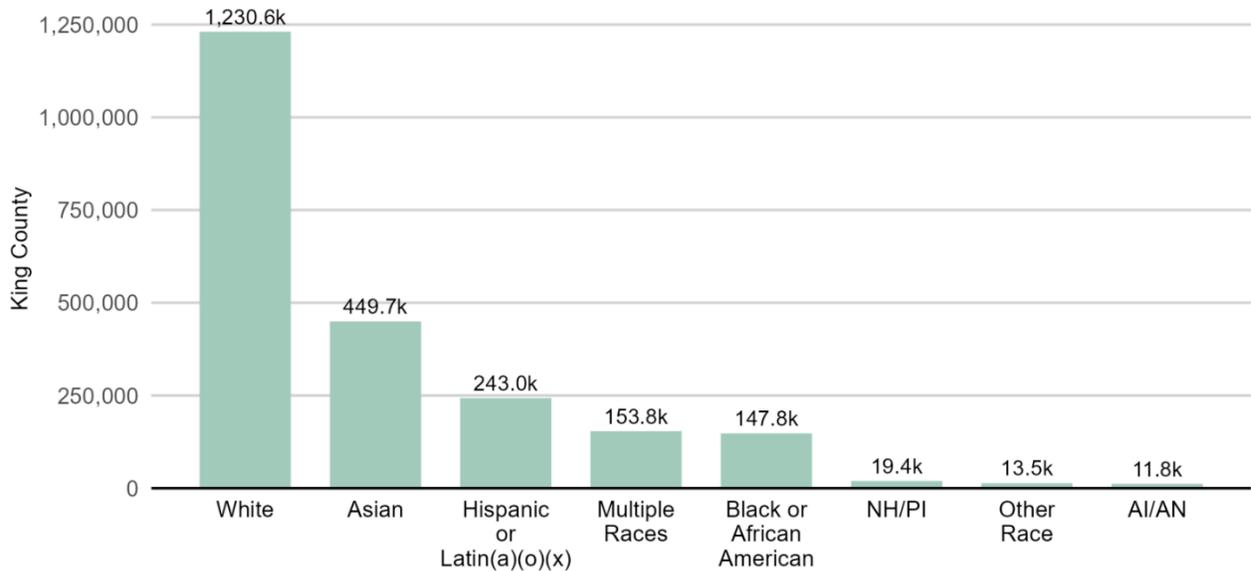
694  
 695 The U.S. Census has seven race categories: White, Black or African American, American Indian or Alaska  
 696 Native, Asian, Native Hawaiian or Other Pacific Islander, Other Race, and Two or Multiple Races.<sup>75</sup> The U.S.  
 697 Census defines ethnicity as determining whether someone is Hispanic or Latin(a)(o)(x) or not Hispanic or  
 698 Latin(a)(o)(x). A person could be any race and be considered Hispanic or Latin(a)(o)(x). While high-level  
 699 population data can be presented in a combined race/ethnicity format because the Census provides race  
 700 and ethnicity data combined, for almost all other variables this is not possible. Thus, for most sections of this  
 701 report race and ethnicity are reported as separate demographic categories due to the limitations set by the  
 702 U.S. Census.  
 703

<sup>75</sup> United States Census Bureau. (2021). *Measuring Racial and Ethnic Diversity for the 2020 Census*. [\[link\]](#)

704 *Count of population by race and ethnicity*

705 As shown in Figures 6 and 7, most residents in King County and unincorporated King County are White, not  
 706 Hispanic or Latin(a)(o)(x) (54 percent and 64 percent respectively). Unincorporated King County has  
 707 proportionately more White residents and American Indian/Alaska Native residents than the County as a  
 708 whole. This higher proportion of White residents in unincorporated King County is likely due, in part, to the  
 709 older population and comparative lack of housing and population growth in unincorporated areas over  
 710 recent decades. Multiunit developments are more likely to house the racially and ethnically diverse newer  
 711 King County residents. The higher proportion of American Indian/Alaska Native residents is likely due to the  
 712 location of the Snoqualmie and Muckleshoot reservations.  
 713

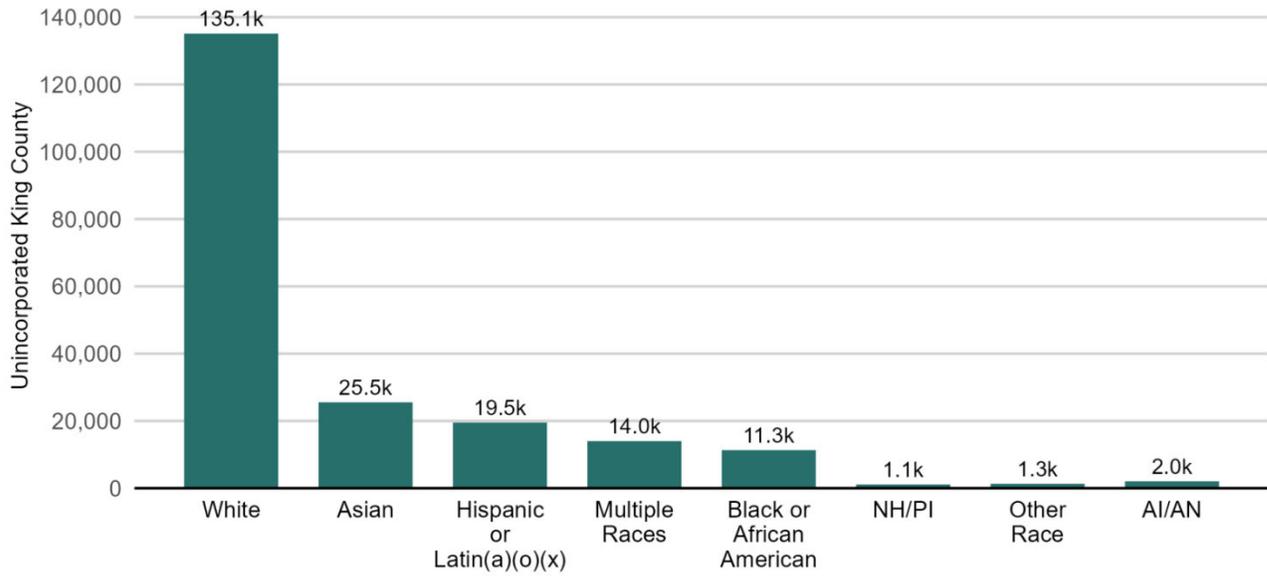
714 **Figure 6: King County Population by Race/Ethnicity**



AI/AN is American Indian and Alaska Native  
 NH/PI is Native Hawaiian and other Pacific Islander

715  
 716 *Source: U.S. Census Bureau. (2022). Population by Race, 5-year ACS 2016-2020.*

717 **Figure 7: Unincorporated King County Population by Race/Ethnicity**



AI/AN is American Indian and Alaska Native  
 NH/PI is Native Hawaiian and other Pacific Islander

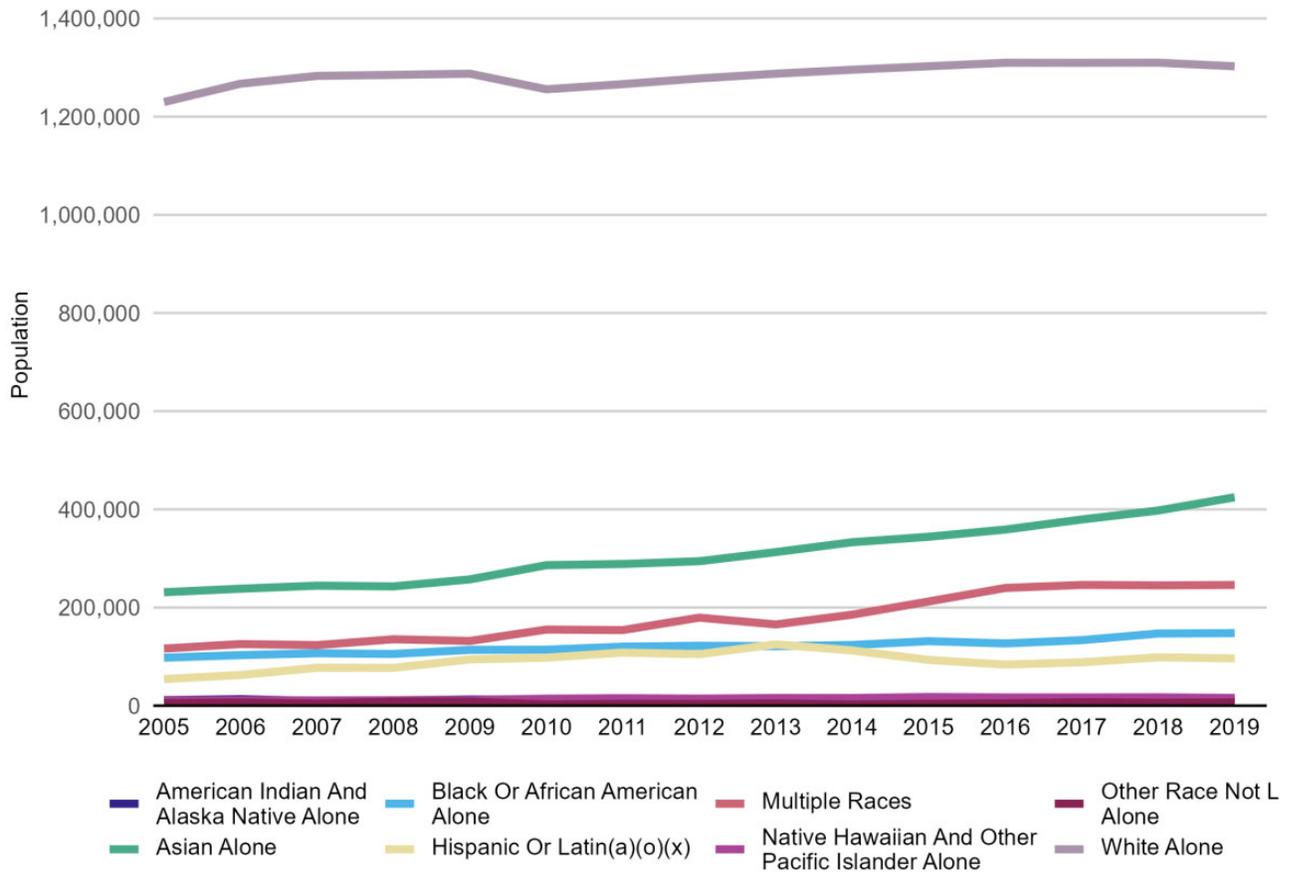
718  
 719

Source: U.S. Census Bureau. (2022). Population by Race, 5-year ACS 2016-2020.

720 *Change in population by race and ethnicity*

721 Figure 8 shows King County’s population by Race and Ethnicity from 2005 to 2019. White residents make up  
 722 most of King County’s population, but since 2005, the Black, Indigenous, and People of Color population in  
 723 King County has grown by 81 percent, creating a more diverse community. The number of Asian residents  
 724 increased the most, from 233,028 (13.3 percent of King County) in 2005 to 408,078 in 2019 (18.9 percent of  
 725 King County).<sup>76</sup>  
 726

727 **Figure 8: King County Population by Race/Ethnicity from 2005 to 2019**



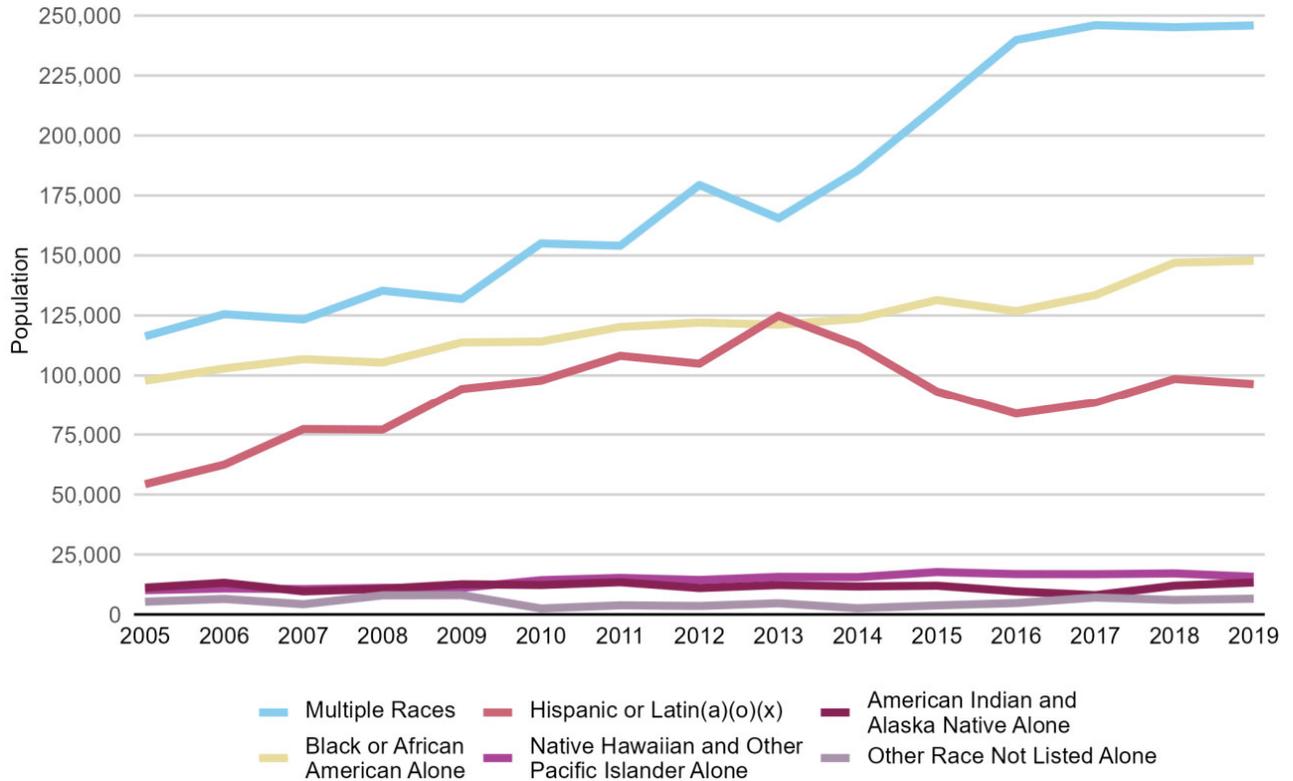
728  
 729 Source: U.S. Census Bureau. (2021). Population by Race/Ethnicity, 1-year ACS 2021.

730

<sup>76</sup> U.S. Census Bureau. (2021). Population by Race/Ethnicity, 1-year ACS 2021.

731 Figure 9 shows the change in King County’s population by race and ethnicity, excluding White and Asian to  
 732 show more detail for the remaining groups. Multi-racial residents grew at the fastest rate, with a 42.75  
 733 percent population increase from 58,756 multi-racial people in 2005 (3.3 percent of King County) to 83,892  
 734 people in 2019 (6.3 percent of King County). Although the Hispanic or Latin(a)(o)(x) population has  
 735 increased from 2005 to 2019, there is a notable decrease in the population beginning in 2013.<sup>77</sup>  
 736

737 **Figure 9: King County Population by Race/Ethnicity, without White and Asian, from 2005 to 2019**



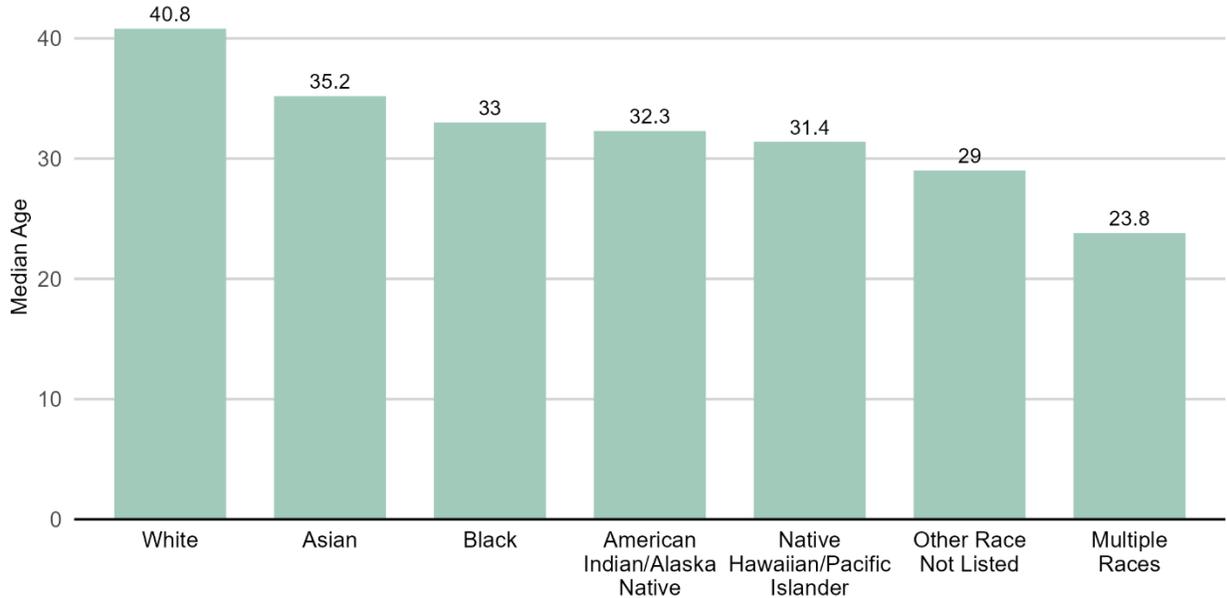
738 Source: U.S. Census Bureau. (2021). Population by Race/Ethnicity, 1-year ACS 2021.  
 739

<sup>77</sup> U.S. Census Bureau. (2021). Population by Race/Ethnicity, 1-year ACS 2021.

740 *Age by race and ethnicity*

741 As shown in Figure 10, Black, Indigenous, and People of Color King County residents are significantly  
742 younger than White King County residents. The median age of a White resident is 40.8 years old, whereas  
743 the median age of other racial groups is between five to 17 years younger. People of multiple races are the  
744 youngest population in King County, with a median age of 23.8 years old.<sup>78</sup>  
745

746 **Figure 10: Median Age by Race in King County**



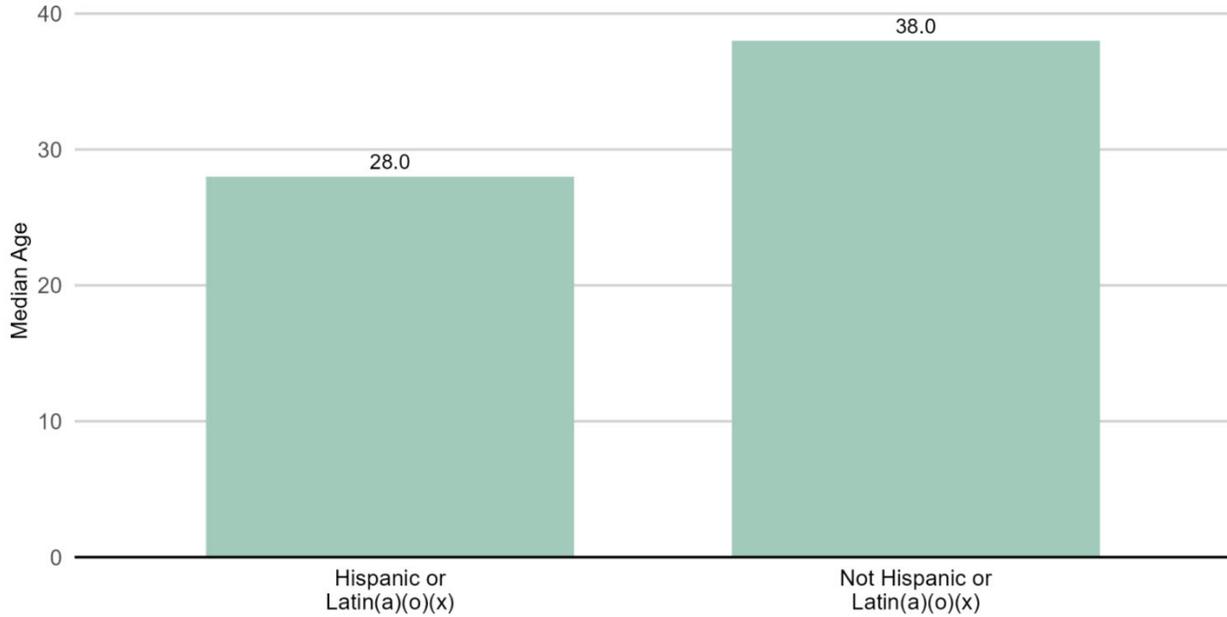
747 Source: U.S. Census Bureau. (2022). *Median Age by Race, 5-year ACS 2016-2020*.  
748

---

<sup>78</sup> U.S. Census Bureau. (2022). *Median Age by Race, 5-year ACS 2016-2020*.

749 Figure 11 compares the median age of the King County population by Hispanic or Latin(a)(o)(x) Ethnicity.  
750 The median age of the Hispanic or Latin(a)(o)(x) population is 28 years old, approximately 10 years younger  
751 than the Not Hispanic/ Latin(a)(o)(x) population, which has a median age of 38 years old.  
752

753 **Figure 11: King County Median Age by Hispanic and Latin(a)(o)(x) Ethnicity**



754 Source: U.S. Census Bureau. (2021). Median Age by Hispanic and Latin(a)(o)(x) Ethnicity, 5-year ACS Public Use Microdata  
755 Sample (PUMS) 2016-2020.  
756

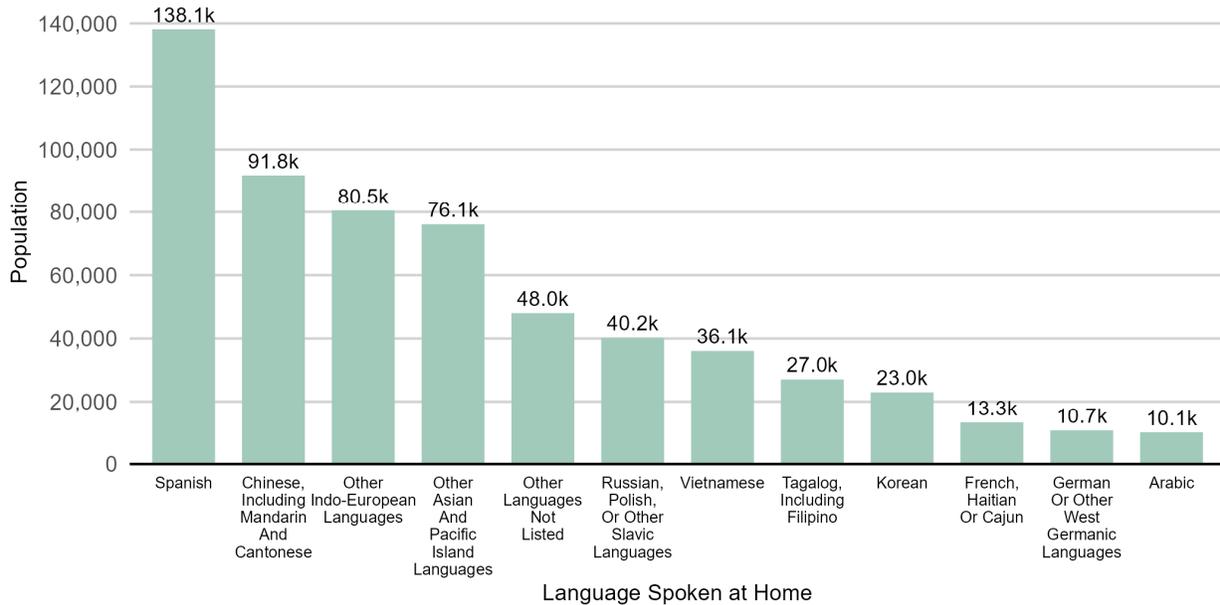
757 *Immigration Status*

758 The U.S. Census and other data sources provide limited data on citizenship and immigration status, none of  
759 which is specific to unincorporated King County. Approximately 23.7 percent of King County residents were  
760 born outside of the United States.<sup>79</sup> Since 2010, King County has had the third largest increase in residents  
761 born outside the United States among all counties in the country. The most common countries these  
762 residents were born in are India, China, and Mexico.<sup>80</sup> In 2019, 6.5 percent of refugees coming to the United  
763 States (1,947) resettled in Washington, the second most common state for refugees.<sup>81</sup> Approximately half of  
764 refugees who come to Washington settle in King County.<sup>82</sup>

765  
766 Approximately 28.3 percent (158,727 residents) and 20.8 percent (41,410 residents) of King County and  
767 unincorporated King County speak languages other than English at home, respectively.<sup>83</sup> Most residents  
768 who speak languages other than English at home have English proficiency. Approximately 5.8 percent of  
769 King County residents and 3.9 percent of unincorporated King County residents have limited English  
770 proficiency.<sup>84</sup>

771  
772 As shown in Figures 12 and 13, Spanish is the second most common language spoken at home after English  
773 in both King County (6.6 percent) and unincorporated King County (5.7 percent). A higher proportion of  
774 King County residents (4.4 percent) speak Chinese, including Mandarin and Cantonese, than in  
775 unincorporated King County (1.9 percent). A higher proportion of unincorporated King County residents  
776 speak Vietnamese (2 percent) and Slavic languages (2.1 percent) compared to King County (1.7 percent and  
777 1.9 percent, respectively).

779 **Figure 12: Population by Languages Other than English Spoken at Home in King County**

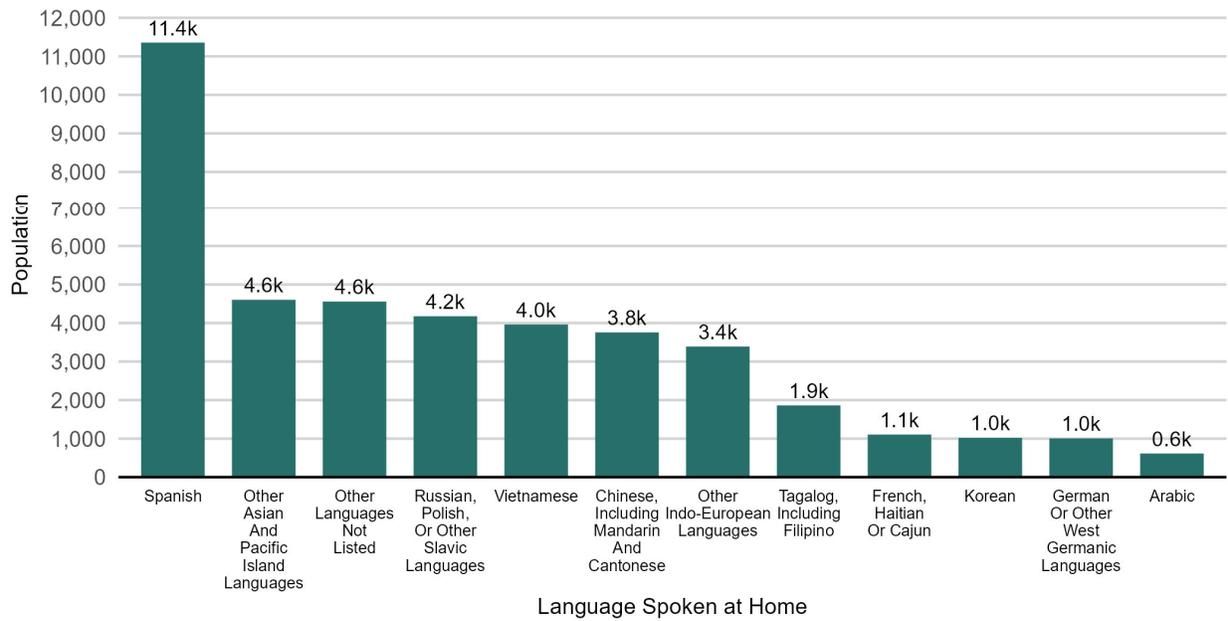


780  
781 Source: U.S. Census Bureau. (2022). *Population by Language Spoken at Home, 5-year ACS 2016-2020.*

<sup>79</sup> U.S. Census Bureau. (2022). *Native and Foreign-Born Populations, 5-year ACS 2016-2020.*  
<sup>80</sup> Balk, G. (2019, January 14). New milestone in King County: Immigrant population tops 500,000. *The Seattle Times*. [\[link\]](#)  
<sup>81</sup> U.S. Department of State. (2020). *Report to Congress on Proposed Refugee Admissions for Fiscal Year 2021*. [\[link\]](#)  
<sup>82</sup> Syed, M. (2022, May 6). Beyond Afghans and Ukrainians, who are WA refugees? *Crosscut*. [\[link\]](#)  
<sup>83</sup> U.S. Census Bureau. (2022). *Population by Language Spoken at Home, 5-year ACS 2016-2020.*  
<sup>84</sup> U.S. Census Bureau. (2022). *Households by English Proficiency, 5-year ACS 2016-2020.*

782  
783

**Figure 13: Population by Languages Other than English Spoken at Home in Unincorporated King County**



784  
785

Source: U.S. Census Bureau. (2022). *Population by Language Spoken at Home, 5-year ACS 2016-2020*.

786 **Disability Status**

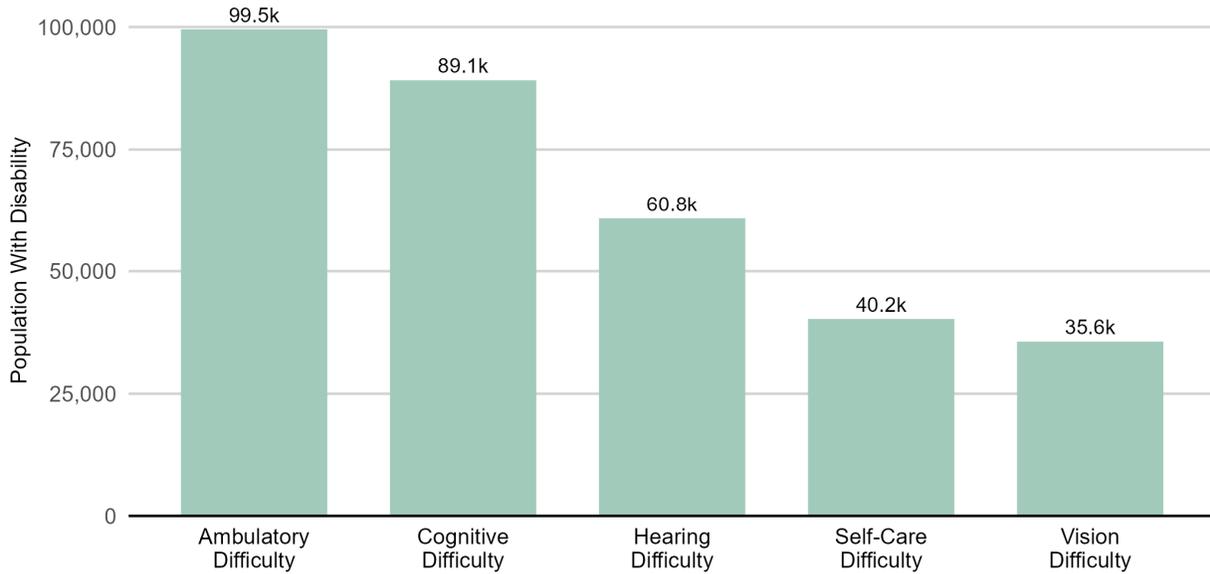
787 Approximately 9.8 percent (215,852) and 10.8 percent (22,909) of residents in King County and  
 788 unincorporated King County have a disability, respectively. For the purposes of this analysis, disability is  
 789 categorized in five ways:

- 790 1. hearing difficulty, meaning an individual is deaf or has serious difficulty hearing;
- 791 2. vision difficulty, meaning an individual is blind or has serious difficulty seeing even when wearing  
792 glasses;
- 793 3. cognitive difficulty, meaning an individual has a serious difficulty concentrating, remembering, or  
794 making decisions due to a physical, mental, or emotional condition;
- 795 4. ambulatory difficulty, meaning an individual has a serious difficulty walking or climbing stairs; or
- 796 5. self-care difficulty, meaning an individual has difficulty dressing or bathing.<sup>85</sup>

797 As shown in Figures 14 and 15, King County residents and unincorporated King County residents with  
 798 disabilities (99,525 and 10,187 residents, respectively) are most likely to have ambulatory difficulty.<sup>86</sup>  
 799 Cognitive disabilities are the second most common disability type in both King County and unincorporated  
 800 King County. The least common disability type in both King County and unincorporated King County is  
 801 vision difficulty. Urban unincorporated King County has a higher rate of residents with disabilities compared  
 802 to rural unincorporated King County (12.1 percent and 10.3 percent of residents, respectively).  
 803

<sup>85</sup> U.S. Census Bureau. (2020). *American Community Survey and Puerto Rico Community Survey 2020 Subject Definitions*. [\[link\]](#)  
<sup>86</sup> U.S. Census Bureau. (2022). *Disability Characteristics, 5-year ACS 2016-2020*.

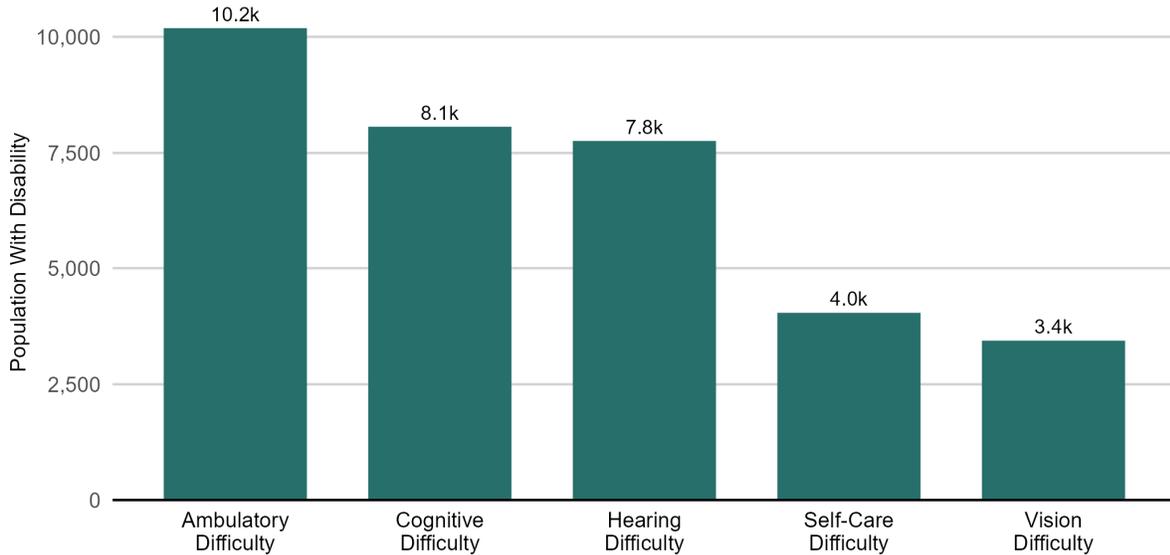
804 **Figure 14: King County Population with Disabilities by Disability Type**



805 Disability categories are not mutually exclusive, meaning someone can be included in multiple categories.

806 Source: U.S. Census Bureau. (2022). *Disability Characteristics, 5-year ACS 2016-2020*.

807 **Figure 15: Unincorporated King County Population with Disabilities by Disability Type**



808 Disability categories are not mutually exclusive, meaning someone can be included in multiple categories.

809 Source: U.S. Census Bureau. (2022). *Disability Characteristics, 5-year ACS 2016-2020*

810  
 811 *Lesbian, Gay, Bisexual, Transgender, Queer (LGBTQ+) Communities*

812 The 2020 U.S. Census does not provide a significant amount of data about the LGBTQ+ community. The  
 813 2020 Census only asked respondents about their sex, with two answers: male or female, which does not  
 814 necessarily reflect respondents' gender identity.<sup>87</sup> According to the Census, 106,176 (50.1 percent) of

<sup>87</sup> U.S. Census Bureau. (2020). *2020 Census Questionnaire*. [\[link\]](#)

815 unincorporated King County residents identified as female and 105,722 (49.9 percent) of unincorporated  
816 King County identified as male.<sup>88</sup>

817  
818 The 2020 Census did not directly ask respondents about their sexual orientation and instead asked if they  
819 were in a same-sex relationship.<sup>89</sup> Unincorporated King County had a lower rate of people in same-sex  
820 relationships (1.1 percent) compared to King County as a whole (2.8 percent).<sup>90</sup> This is likely an undercount  
821 of the rate of people who identify as lesbian, gay, bisexual, or queer because this data does not capture  
822 single people or LGBTQ+ people in opposite sex relationships.

### 824 *People Experiencing Homelessness*

825 The U.S. Department of Housing and Urban Development (HUD) requires jurisdictions to do a Point-in-Time  
826 (PIT) count to determine the number of people experiencing sheltered and unsheltered homelessness in a  
827 single night.<sup>91</sup> This is an undercount of the total homeless population over a given year, as it is only recorded  
828 on a single night, but reveals important demographic information about who experiences homelessness in  
829 King County. While the PIT has traditionally been conducted as a one-night census by volunteers in January,  
830 in 2022, the King County Regional Homelessness Authority received a methodological exception to conduct  
831 the count differently. They relied on respondent driven sampling and multiple list methods, which were  
832 used by their statisticians to calculate the number of people experiencing unsheltered homelessness. The  
833 2022 PIT found 13,368 individuals experiencing homelessness, a 13.8 percent increase from the 2020 PIT  
834 count (11,751 individuals). The 2022 PIT revealed 57 percent of people experiencing homelessness were  
835 unsheltered, a 10 percent increase from the 2020 PIT.

836  
837 In 2021, King County analyzed newly integrated data systems that collect information from people served  
838 by social services to assess the number of people experiencing homelessness more accurately than the PIT.  
839 Using this data, King County estimated that approximately 40,800 people in 2020 and 45,300 people in  
840 2019 experienced homelessness at some point in the year. Approximately 33.1 percent of these individuals  
841 in 2020 and 43 percent of these individuals in 2019 entered the homeless response system for the first  
842 time.<sup>92</sup> The King County Regional Homelessness Authority (KCRHA) uses the homelessness count from King  
843 County, not the PIT, to plan their work.

## 844 **Household Characteristics**

845 This section provides information about King County and unincorporated King County households,  
846 including:

- 847 • household count, size, and tenure;
- 848 • demographics of renters and homeowners;
- 849 • household types;
- 850 • overcrowding;
- 851 • income;
- 852 • cost burden; and
- 853 • poverty level.

---

<sup>88</sup> U.S. Census Bureau. (2022). *Sex, 5-year ACS 2016-2020*.

<sup>89</sup> U.S. Census Bureau. (2020). *2020 Census Questionnaire*. [\[link\]](#)

<sup>90</sup> U.S. Census Bureau. (2022). *Relationship Status of Household Heads, 5-year ACS 2016-2020*.

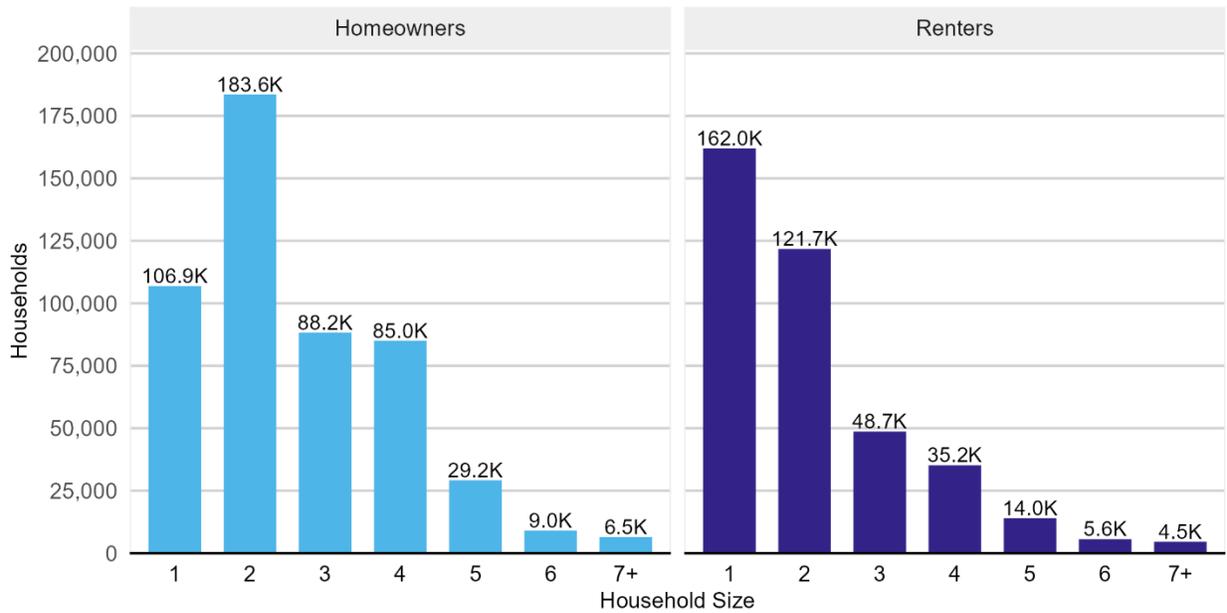
<sup>91</sup> KCRHA 2022 Point in Time Count. [\[link\]](#)

<sup>92</sup> King County Department of Community and Human Services, Performance Measurement and Evaluation Division. (2021). *Integrating Data to Better Measure Homelessness*. [\[link\]](#)

854 *Household Count, Size, and Tenure*

855 As of 2021, King County has 924,763 households.<sup>93</sup> Unincorporated King County households represent 8.6  
 856 percent of these households (77,761). Figures 16 and 17 show the number of households by size and tenure  
 857 in King County and unincorporated King County. The largest share of households in both King County and  
 858 unincorporated King County live in two-person households (34 percent and 37.4 percent respectively).  
 859 One-person households in King County are more likely to be renters rather than homeowners. King County  
 860 households with two or more people are more likely to be homeowners than renters. Unincorporated King  
 861 County residents are more likely to be homeowners, regardless of the size of their household. Most King  
 862 County households own their home (56.5 percent) rather than rent (43.5 percent). Homeownership rates are  
 863 much higher in unincorporated King County than the county as a whole, with 63,777 households living in a  
 864 home they own (82.1 percent) and only 13,894 households renting (17.9 percent).<sup>94</sup>  
 865

866 **Figure 16: King County Households by Household Size and Tenure**

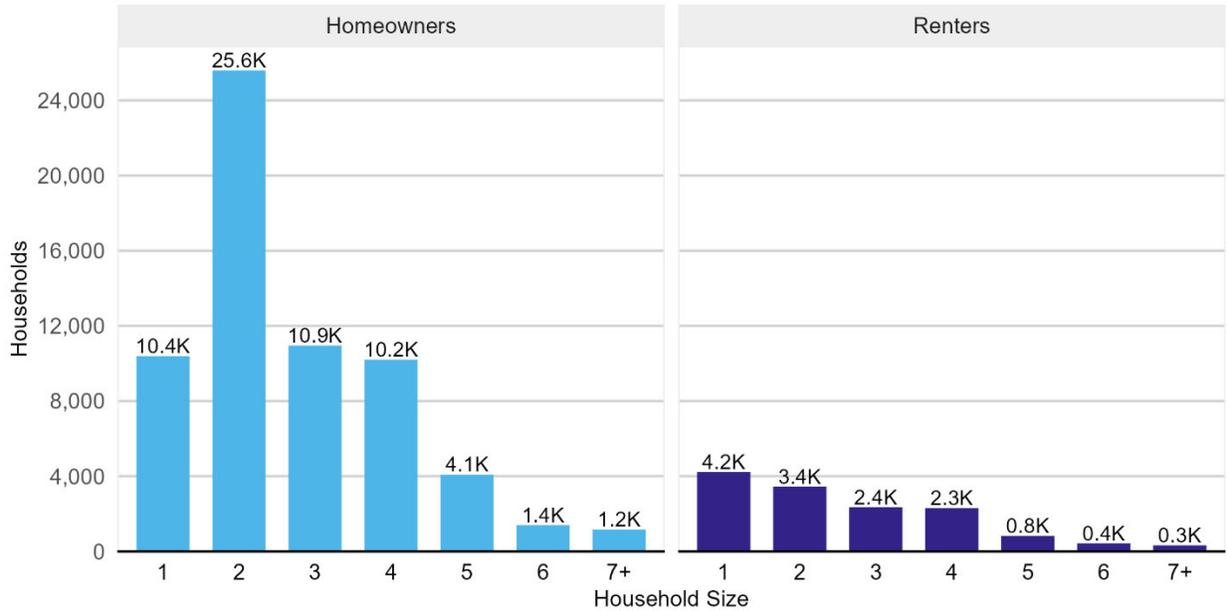


867  
 868 Source: U.S. Census Bureau. (2022). *Tenure by Household Size, 5-year ACS 2016-2020*.

<sup>93</sup> U.S. Census Bureau. (2021). *1-year ACS 2021*.

<sup>94</sup> U.S. Census Bureau. (2022). *Tenure by Household Size, 5-year ACS 2016-2020*.

869 **Figure 17: Unincorporated King County Households by Household Size and Tenure**

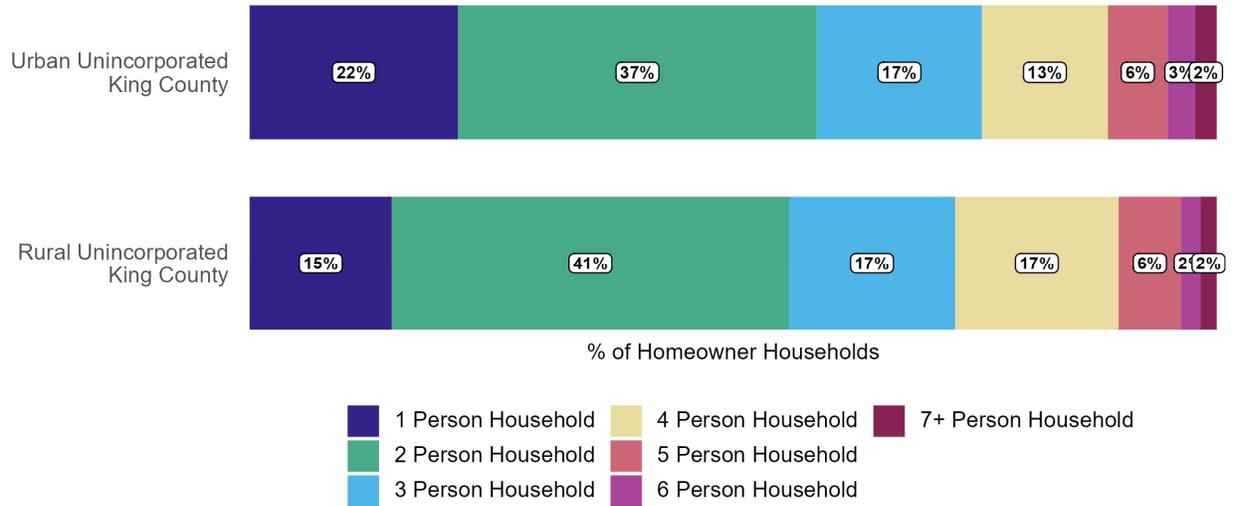


870  
871 Source: U.S. Census Bureau. (2022). *Tenure by Household Size, 5-year ACS 2016-2020*.

872 Most unincorporated King County households (54,177) live in the rural area and approximately a third of  
873 unincorporated King County households (23,494) live in urban areas. As shown in Figure 18, urban  
874 unincorporated King County has a higher rate of homeowner households that consist of one, six, or seven  
875 person households (21.6 percent, 2.8 percent, and 2.2 percent, respectively) compared to rural  
876 unincorporated King County (14.7 percent, two percent, and 1.7 percent, respectively). Rural King County  
877 has a higher rate of homeowner households that consist of two, three, four, and five person households (41  
878 percent, 17.2 percent, 16.9 percent, and 6.5 percent respectively) compared to urban unincorporated King  
879 County (37.1 percent, 17.1 percent, 13 percent, and 6.2 percent respectively).<sup>95</sup>  
880

<sup>95</sup> U.S. Census Bureau. (2022). *Tenure by Household Size, 5-year ACS 2016-2020*.

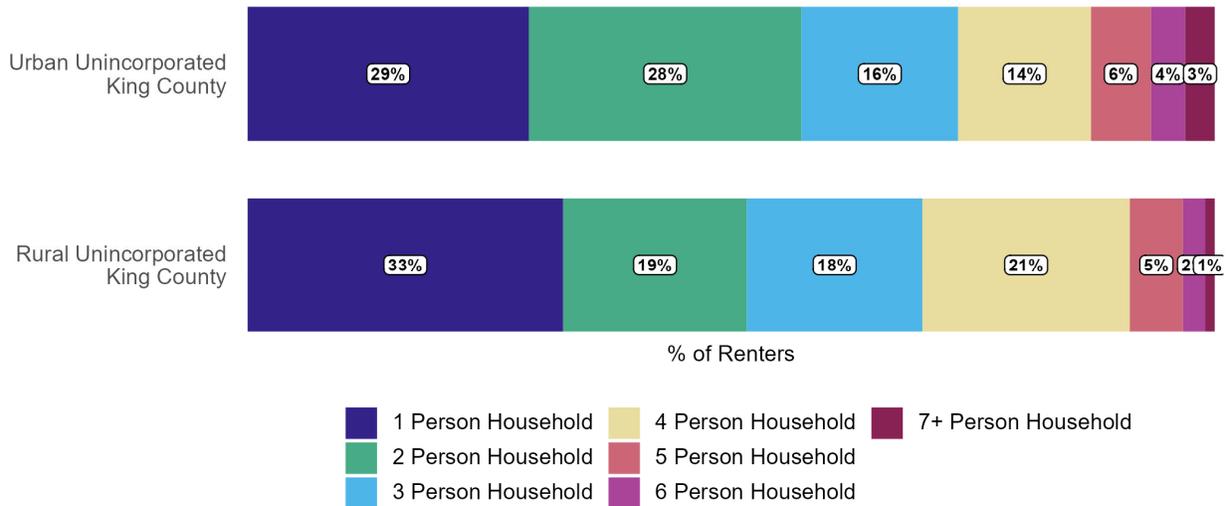
881 **Figure 18: Urban and Rural Unincorporated King County Homeowner Households by Size**



882  
 883 Source: U.S. Census Bureau. (2022). Tenure by Household Size, 5-year ACS 2016-2020.

884 Figure 19 shows the share of renter households by household size divided between the rural and urban  
885 areas. Rural unincorporated King County has a higher rate of one person renter households (32.6 percent)  
886 than urban unincorporated King County (29.1 percent). This may be because of a combination of several  
887 factors. On average, rural unincorporated King County residents are older than in urban unincorporated  
888 areas. Additionally, rent is lower in rural unincorporated King County than urban unincorporated King  
889 County. Residents may be able to both afford to live alone and not have children or other family members  
890 that live with them. Rural unincorporated King County has a higher rate of three- and four-person renter  
891 households than urban unincorporated King County. Urban unincorporated King County has a higher rate  
892 of five, six, and seven-person renter households.<sup>96</sup>  
893

894 **Figure 19: Share of Renters by Household Size in Unincorporated King County**



895 Source: U.S. Census Bureau. (2022). *Tenure by Household Size, 5-year ACS 2016-2020*.  
896

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<sup>96</sup> U.S. Census Bureau. (2022). *Tenure by Household Size, 5-year ACS 2016-2020*.

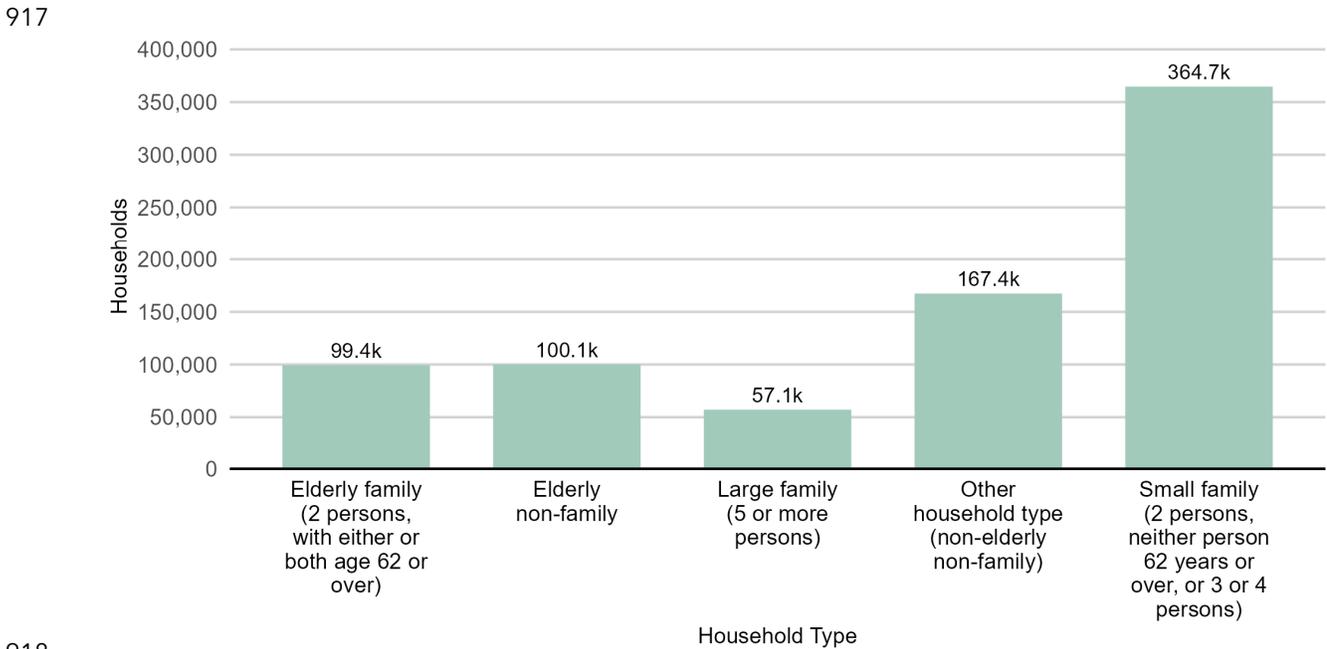
897 *Household types*

898 For the purposes of the CHAS data analysis, HUD categorizes household types into the following:<sup>97</sup>

- 899 • elderly family households which contain two related people, with either or both 62 years old or
- 900 older;
- 901 • small family households which contain two people with neither person 62 years old or older or
- 902 three or four people;
- 903 • large family households which contain five or more family members;
- 904 • elderly non-family households which contain two non-related people who are 62 years old or older;
- 905 and
- 906 • other households which contain non-related people.

907 As shown in Figures 20 and 21, the largest household type in both King County as a whole and  
 908 unincorporated King County are small family households (42.3 percent and 48.4 percent respectively).  
 909 Other households consist of more than a quarter of King County households.<sup>98</sup> The cost of housing, as well  
 910 as the large student body of University of Washington (60,081 students) likely contributes to the number of  
 911 households consisting of unrelated roommates.<sup>99</sup> Unincorporated King County's population is older than  
 912 the countywide population, so unincorporated King County households are more likely to consist of elderly  
 913 family or non-elderly family households and less likely to consist of other households than in King County as  
 914 a whole.

916 **Figure 20: Household Types in King County**

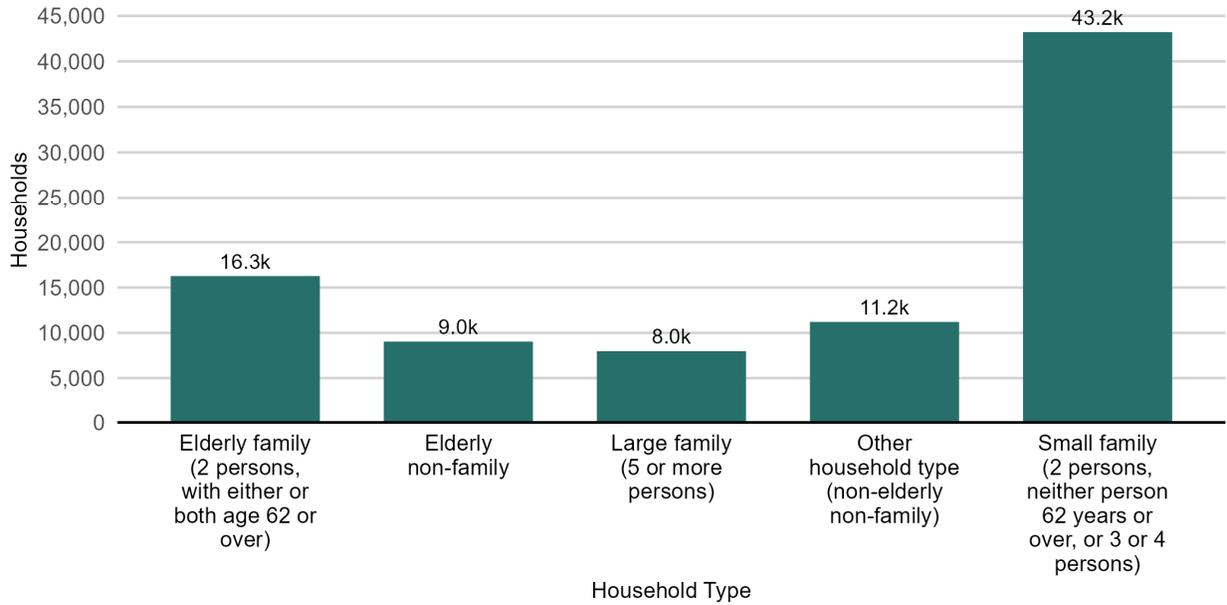


918  
 919 Source: U.S. Department of Housing and Urban Development. (2021). *Household Types, CHAS 2014-2018*.

<sup>97</sup> U.S. Department of Housing and Urban Development. (2021). *CHAS Data Documentation* [\[link\]](#)  
<sup>98</sup> U.S. Department of Housing and Urban Development. (2021). *Household Types, CHAS 2014-2018*.  
<sup>99</sup> University of Washington. (2022, October 14). *UW's 2022 entering class is largest and most diverse*. [\[link\]](#)

920

921 **Figure 21: Household Types in Unincorporated King County**



922  
 923

Source: U.S. Department of Housing and Urban Development. (2021). Household Types, CHAS 2014-2018.

924 **Demographics of Renters and Homeowners**

925 *Age of renters and homeowners*

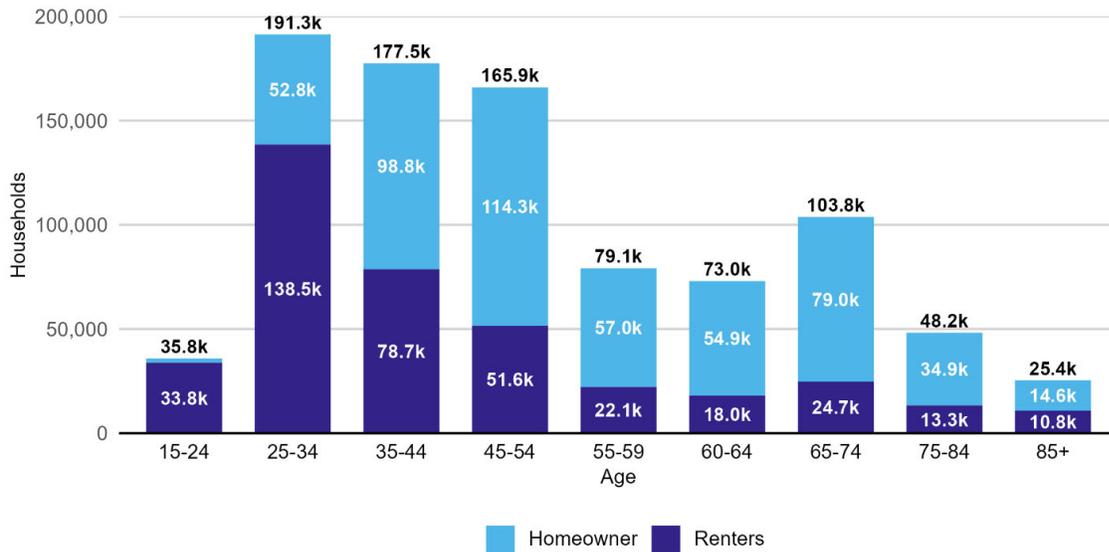
926 The U.S. Census Bureau collects information on the age of the person in whose name the housing unit is  
 927 owned or rented by, known as the "householder." As shown in Figures 22 and 23, householders over 35  
 928 years old countywide and over 25 years old in unincorporated King County are more likely to be  
 929 homeowners. Homeownership peaks for householders aged 60 to 64 years old countywide, with 75.3  
 930 percent of householders in this age range owning a home. As householders age in unincorporated King  
 931 County, they are more likely to be homeowners, peaking at 94.1 percent of unincorporated King County  
 932 householders aged 85 years old or older owning a home. King County householders over the age of 85 are  
 933 significantly more likely to be renters (42.6 percent) than householders within the same age range in  
 934 unincorporated King County (5.9 percent).<sup>100</sup> This disparity may be explained a smaller sample size in  
 935 unincorporated King County and the relative lack of multiunit housing designed for people aged 65 years  
 936 and older in unincorporated King County.

937  
 938 Countywide, householders 15 to 34 years old are more likely to rent than own, while only householders 15  
 939 to 24 are more likely to rent in unincorporated King County. Approximately 62 percent of householders 25  
 940 to 34 years old own their home in unincorporated King County, a rate twice as high as the homeownership  
 941 rate among householders in the same age range in King County.

942

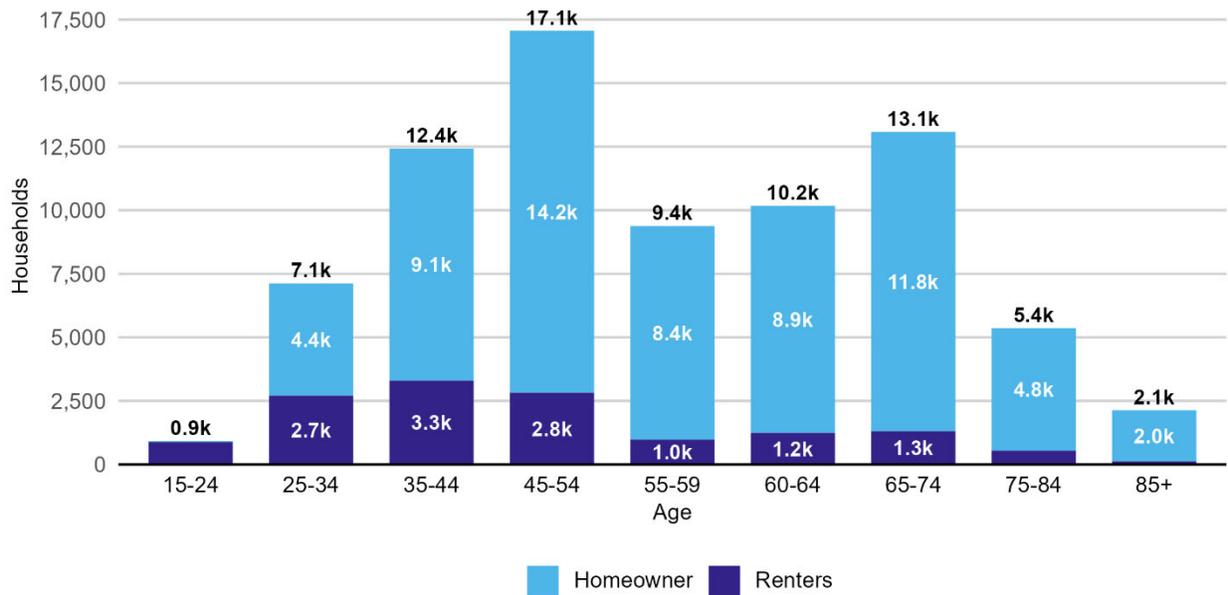
<sup>100</sup> U.S. Census Bureau. (2022). Age Range by Tenure, 5-year ACS 2016-2020.

943 **Figure 22: King County Age Range by Tenure**



944 Source: U.S. Census Bureau. (2022). Age Range by Tenure, 5-year ACS 2016-2020.  
945

946  
947 **Figure 23: Unincorporated King County Age Range by Tenure**



948 Source: U.S. Census Bureau. (2022). Age Range by Tenure, 5-year ACS 2016-2020.  
949

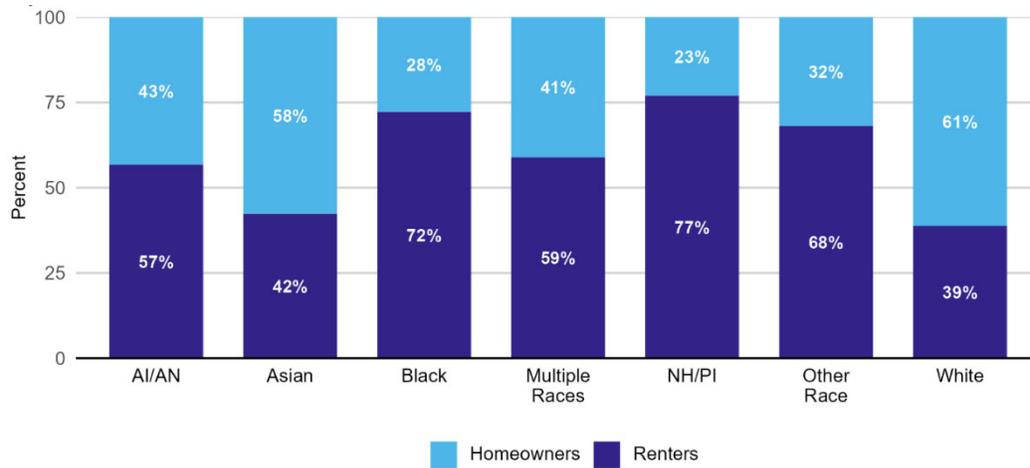
950 *Race and ethnicity of renters and homeowners*

951 As shown in Figures 24 and 25, across all races, households are more likely to own their homes in  
952 unincorporated King County than in King County as a whole. In King County and unincorporated King  
953 County, most White households (61.2 percent and 88 percent, respectively) and Asian households (57.7  
954 percent and 74.9 percent of households) own their homes. In King County and unincorporated King County,

955 Black households (72.2 percent and 56.8 percent, respectively) and households of races not listed (68.1  
956 percent and 60.5 percent) are more likely to rent than own their homes.<sup>101</sup>

957  
958 Most American Indian/Alaska Native, Native Hawaiian/Pacific Islander, and Multi-Racial households in  
959 unincorporated King County own their homes (52.5 percent, 81.2 percent, and 66.4 percent, respectively).  
960 Native Hawaiian/Pacific Islander households are nearly four times more likely to own their home in  
961 unincorporated King County than countywide. Unincorporated King County skews older than the  
962 countywide population, so it is possible unincorporated King County households bought their homes  
963 before housing costs increased significantly in the region.<sup>102</sup> In addition, there was significant immigration  
964 from Hawaii and Samoa before and during the mid-20<sup>th</sup> century, when homes were more affordable and  
965 before much of the rental housing in this region was constructed, which may be a factor in the  
966 unincorporated King County homeownership rate of these communities.<sup>103,104</sup>

968 **Figure 24: Tenure by Race in King County**

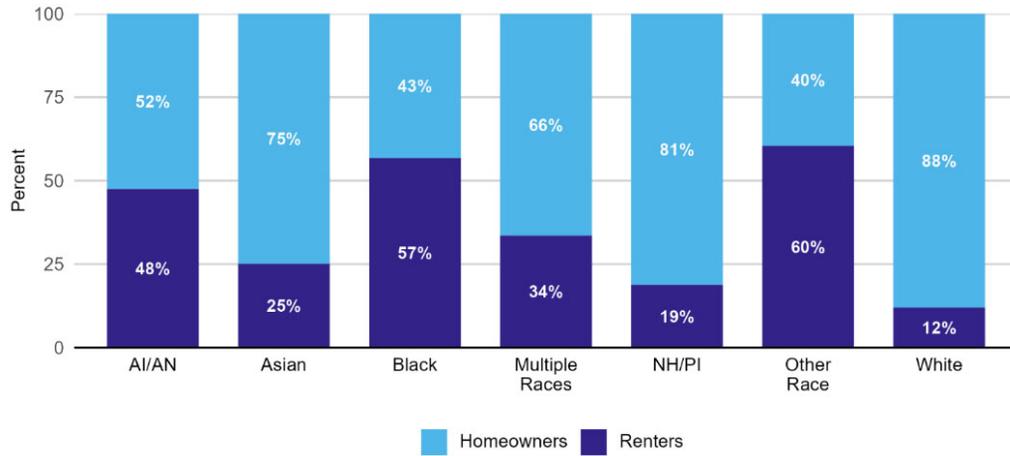


AI/AN is American Indian/Alaska Native  
NH/PI is Native Hawaiian/Pacific Islander

969 Source: U.S. Census Bureau. (2022). *Tenure by Race, 5-year ACS 2016-2020*.  
970

<sup>101</sup> U.S. Census Bureau. (2022). *Tenure by Race, 5-year ACS 2016-2020*.  
<sup>102</sup> U.S. Census Bureau. (2022). *Age Range by Tenure, 5-year ACS 2016-2020*.  
<sup>103</sup> Barman, Jean and McIntyre Watson, Bruce. (2006). *Leaving Paradise: Indigenous Hawaiians in the Pacific Northwest, 1787-1898*.  
<sup>104</sup> Kemezis, K. (2010, November 29). *Samoa Community (Seattle)*. *Historylink*. [\[link\]](#)

971 **Figure 25: Tenure by Race in Unincorporated King County**

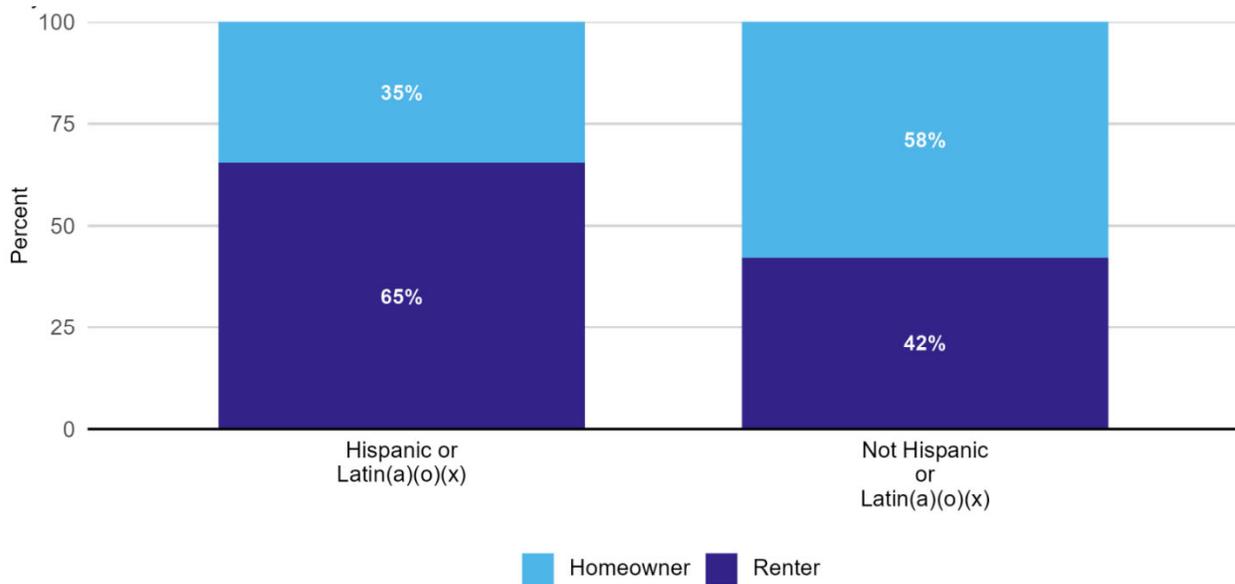


AI/AN is American Indian/Alaska Native  
 NH/PI is Native Hawaiian/Pacific Islander

972  
 973 Source: U.S. Census Bureau. (2022). Tenure by Race, 5-year ACS 2016-2020.

974 Figures 26 and 27 compare King County and unincorporated King County tenure by Hispanic and  
 975 Latin(a)(o)(x) ethnicity. Approximately 65 percent of Hispanic or Latin(a)(o)(x) King County residents rent, a  
 976 higher rate than the 42 percent of Not Hispanic or Latin(a)(o)(x) King County residents who rent. More than  
 977 half of Not Hispanic or Latin(a)(o)(x) King County residents (58 percent) own a home, compared to only 35  
 978 percent of Hispanic or Latin(a)(o)(x) King County residents who own a home. Hispanic or Latin(a)(o)(x)  
 979 unincorporated King County residents have a higher rate of homeownership than Hispanic or Latin(a)(o)(x)  
 980 residents countywide (49 percent compared to 35 percent).<sup>105</sup>  
 981

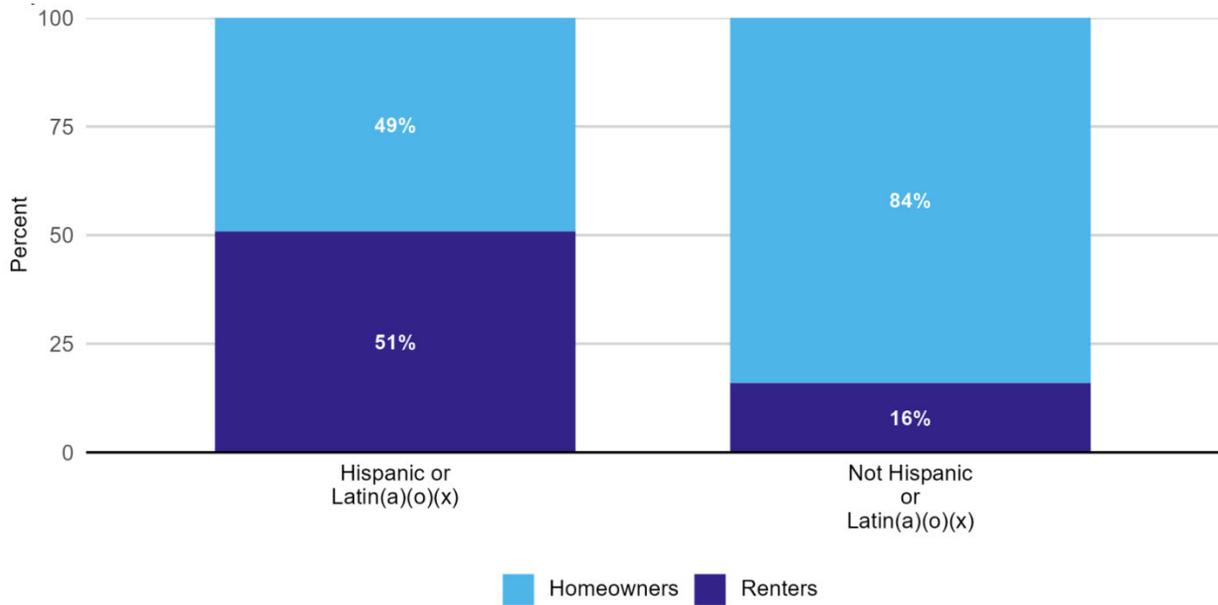
982 **Figure 26: Tenure by Hispanic and Latin(a)(o)(x) Ethnicity in King County**



983 Hispanic or Latin(a)(o)(x) ethnicity of household determined by ethnicity of householder.  
 984 Source: U.S. Census Bureau. (2022). *Tenure by Race, 5-year ACS 2016-2020*.

<sup>105</sup> U.S. Census Bureau. (2022). *Tenure by Race, 5-year ACS 2016-2020*.

985 **Figure 27: Tenure by Hispanic and Latin(a)(o)(x) Ethnicity in Unincorporated King County**



986  
 987 Source: U.S. Census Bureau. (2022). *Tenure by Race, 5-year ACS 2016-2020*.

988 *Disability status of renters and homeowners*

989 Tens of thousands of households in King County and unincorporated King County have a household  
 990 member with a disability. Disability categories are not mutually exclusive, so it is possible the following data  
 991 has people in multiple categories. Figures 28 and 29 show the tenure by disability status in King County and  
 992 unincorporated King County, respectively. Among all disability types, the rate of homeownership is  
 993 significantly higher in unincorporated King County than in King County. In 2018, approximately 11.8 percent  
 994 of the households that have a member with a disability in King County live in unincorporated King County, a  
 995 rate higher than the overall 8.6 percent of King County households that live in the unincorporated areas.<sup>106</sup>

996  
 997 Most unincorporated King County households with a household member that has a disability are  
 998 homeowners. The second most common disability type in both King County and unincorporated King  
 999 County is cognitive difficulty. Individuals with a cognitive difficulty have serious difficulty concentrating,  
 1000 remembering, or making decisions due to a physical, mental, or emotional condition. Households with a  
 1001 member that has a cognitive limitation are the most likely out of all disability types to rent in King County  
 1002 and unincorporated King County (53.1 percent and 46.9 percent, respectively).

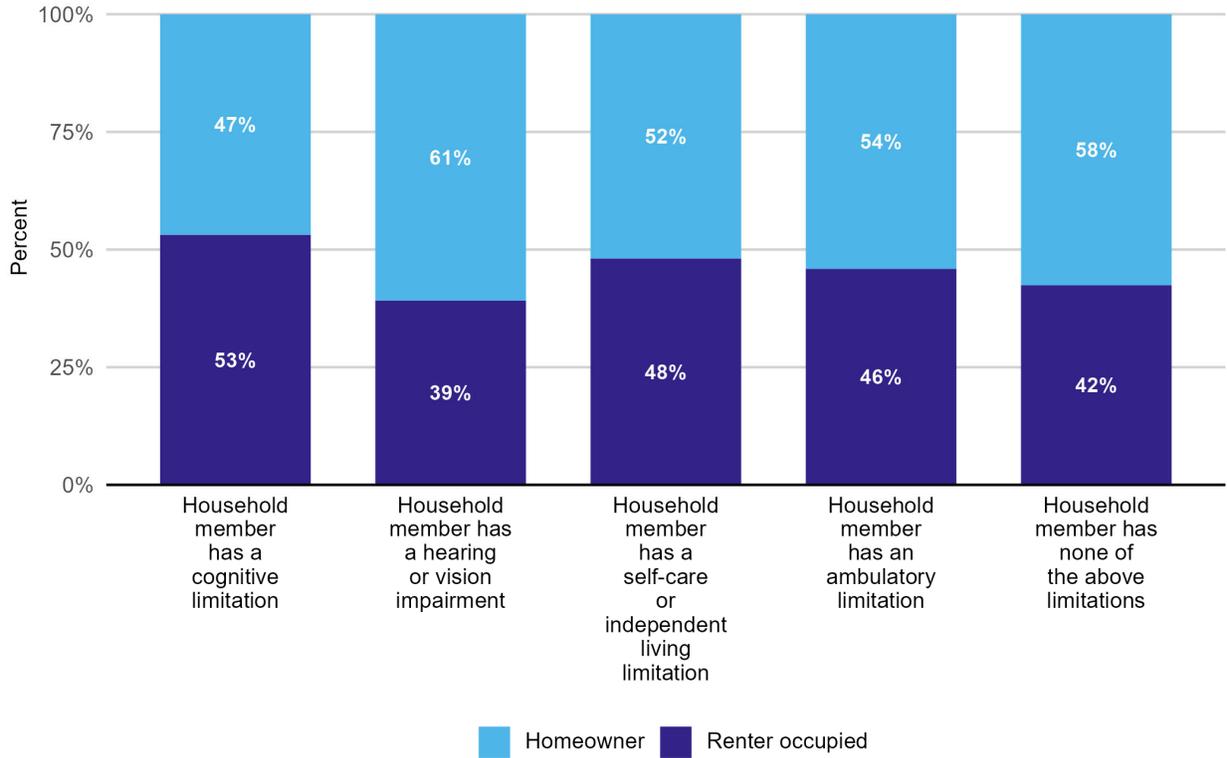
1003  
 1004 Among households with a member that has a disability, unincorporated King County households are more  
 1005 likely than King County households to have a household member with a hearing or vision impairment (28.3  
 1006 percent and 25.2 percent, respectively). This may reflect the higher percentage of people aged 62 years  
 1007 and older residing in unincorporated King County. Households with a member who has a hearing or vision  
 1008 impairment have a higher homeownership rate than the general population in both King County and  
 1009 unincorporated King County.

1010

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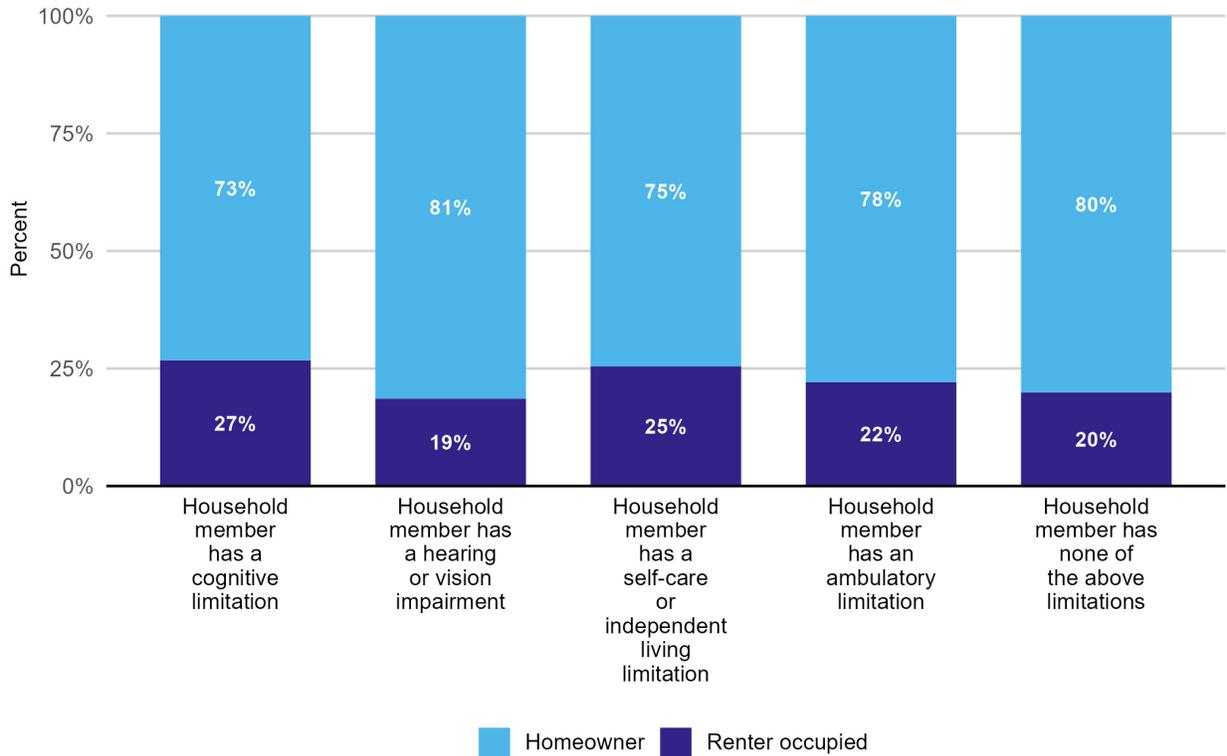
<sup>106</sup> U.S. Department of Housing and Urban Development. (2021). *Tenure by Disability Status, CHAS 2014-2018*.

1011 **Figure 28: Tenure by Disability Status in King County**



1012  
 1013 Source: U.S. Department of Housing and Urban Development. (2021). Tenure by Disability Status, CHAS 2014-2018.

1014 **Figure 29: Tenure by Disability Status in Unincorporated King County**



1015 Source: U.S. Department of Housing and Urban Development. (2021). *Tenure by Disability Status, CHAS 2014-2018*.  
 1016

1017 **Overcrowding Estimates**

1018 HUD defines an overcrowded housing unit as one occupied by more than one person per room, excluding  
 1019 bathrooms and kitchens. Severe overcrowding is more than 1.5 persons per room, excluding bathrooms  
 1020 and kitchens.<sup>107</sup> Approximately 31,715 (3.6 percent) King County households are overcrowded or severely  
 1021 overcrowded. The rate of overcrowding or severe overcrowding is significantly lower in unincorporated  
 1022 King County, at 2.2 percent (1,446 households). The rate of overcrowding in unincorporated King County  
 1023 may be lower than countywide because housing units in unincorporated King County are larger on average  
 1024 than countywide, there is more rental housing countywide, and unincorporated King County's older  
 1025 population may be less likely to have children so may need less space. Approximately 4.9 percent of urban  
 1026 unincorporated King County households are overcrowded, compared to only 1.3 percent of rural  
 1027 unincorporated King County households (1,119 households and 887 households, respectively).<sup>108</sup>  
 1028  
 1029

<sup>107</sup> U.S. Department of Housing and Urban Development. (2021). *CHAS: Background*. [\[link\]](#)

<sup>108</sup> U.S. Department of Housing and Urban Development. (2021). *Overcrowding, CHAS 2014-2018*.

1030 *Household Income*

1031 The area median income is the midpoint income for an area, where half the people have incomes greater  
1032 than the median and half the people have incomes below the median.<sup>109</sup> HUD uses the area median income  
1033 for a specific metropolitan region to calculate income limits for affordable housing programs based on  
1034 household size using a set formula developed by the agency.<sup>110</sup> Area median income fluctuates annually  
1035 based on inflation, economic changes, and other factors. Table 1 shows the income levels by family size. In  
1036 2023, the overall median family income for the King County region is \$134,600. Households earning less  
1037 than 30 percent area median income, 50 percent area median income, and 80 percent area median income  
1038 are classified as extremely low income, very low income, and low income, respectively.  
1039

1040 **Table 1: 2023 King County Income Levels by Family Size<sup>111</sup>**

Family Size	30% AMI (Extremely Low Income)	50% AMI (Very Low Income)	80% AMI (Low Income)
<b>1 Person</b>	\$28,800	\$47,950	\$70,650
<b>2 People</b>	\$32,900	\$54,800	\$80,750
<b>3 People</b>	\$37,000	\$61,650	\$90,850
<b>4 People</b>	\$41,100	\$68,500	\$100,900
<b>5 People</b>	\$44,400	\$74,000	\$109,000
<b>6 People</b>	\$47,700	\$79,500	\$170,050
<b>7 People</b>	\$51,000	\$84,950	\$125,150
<b>8 People</b>	\$54,300	\$90,450	\$133,200

1041 Figure 30 shows the change in number of households in King County by area median income level over  
1042 time. The area median income levels are calculated using the income limits for different income levels. The  
1043 population of King County households earning greater than 100 percent area median income has increased  
1044 approximately 33.3 percent, from about 375,000 households in 2011 to about 500,000 households in 2018.  
1045 In the same period, the number of households earning less than or equal to 100 percent area median  
1046 income remained at about the same level.<sup>112,113</sup> The increase in the number of higher income households is  
1047 explained both by new, higher income residents, as well as current residents making more income. More  
1048 than half of all households can be above the median household income because HUD uses a series of  
1049 adjustments and older household income data to set the median income, which causes the median figure  
1050 used in their area median income band definitions to be lower than the un-adjusted median.<sup>114</sup>  
1051

1052  
1053 This increase in higher income households is one of the biggest factors to explain the loss of affordable  
1054 housing over about the past ten years. Demand for housing increases as the population increases. An  
1055 increase in higher income households means there are more people who can pay more to live in the area  
1056 and type of housing of their choice. Private landlords and home sellers respond to this increase in high  
1057 income households by raising prices, especially if the housing supply is limited.  
1058

<sup>109</sup> U.S. Census Bureau. (2022). *Median Household Income*. [\[link\]](#)

<sup>110</sup> U.S. Department of Housing and Urban Development. (2022). *Methodology for Determining Section 8 Income Limits*. [\[link\]](#)

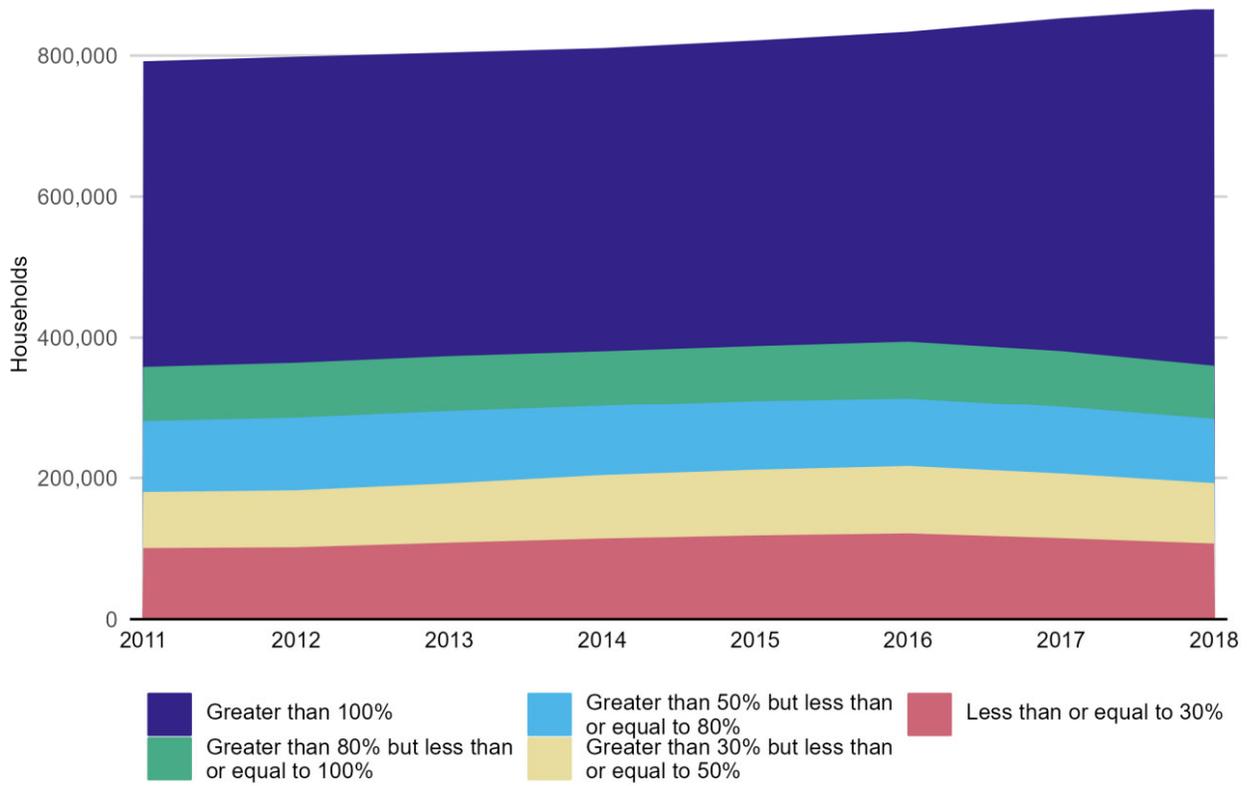
<sup>111</sup> U.S. Department of Housing and Urban Development. (2023). *FY 2023 Income Limits Summary*.

<sup>112</sup> U.S. Department of Housing and Urban Development. (2014). *Household Distribution by AMI levels, King County, CHAS 2007-2011*.

<sup>113</sup> U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI levels, King County, CHAS 2014-2018*.

<sup>114</sup> U.S. Department of Housing and Urban Development. (2022). *Income Limits*. [\[link\]](#)

1059 **Figure 30: King County Household Distribution by Area Median Income Levels**



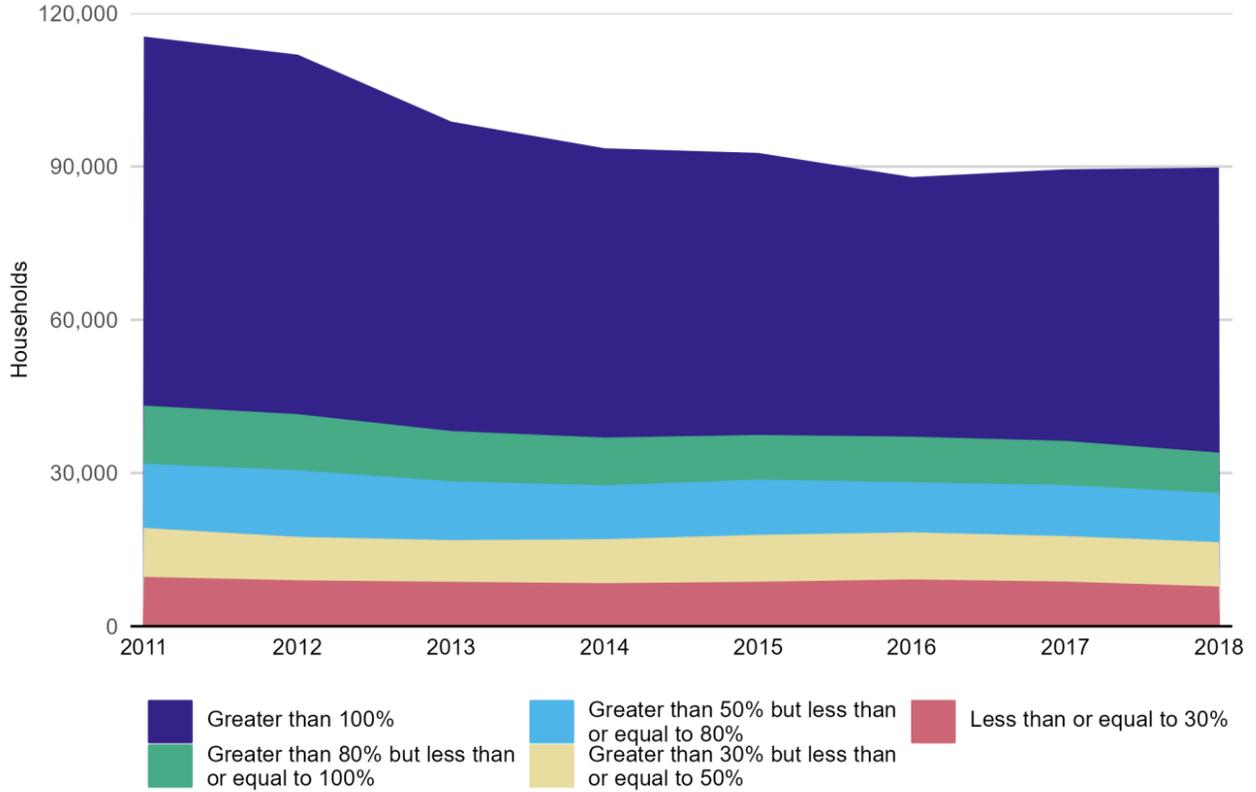
1060  
 1061 Source: U.S. Department of Housing and Urban Development. (2014). Household Distribution by AMI levels, King County, CHAS  
 1062 2007-2011, 2014-2018.

1063 Figure 31 shows the change in number of households in unincorporated King County by area median  
 1064 income level over time. The population of unincorporated King County households earning greater than  
 1065 100 percent area median income decreased since 2011 to 55,802 households in 2018.<sup>115,116</sup> This decrease in  
 1066 higher income households in unincorporated King County is explained in part by the annexation of  
 1067 wealthier unincorporated areas into Kirkland, Bellevue, and Sammamish.<sup>117</sup>  
 1068

1069 **Figure 31: Household Distribution by Area Median Income Levels in Unincorporated King County**

**Unincorporated King County Household Distribution by Area Median Income Levels**

CHAS 2007-2011 to CHAS 2014-2018



Source: U.S. Department of Housing and Urban Development. (2021). Household Distribution by AMI Levels, CHAS 2007-2011, 2014-2018.

1070  
 1071  
 1072

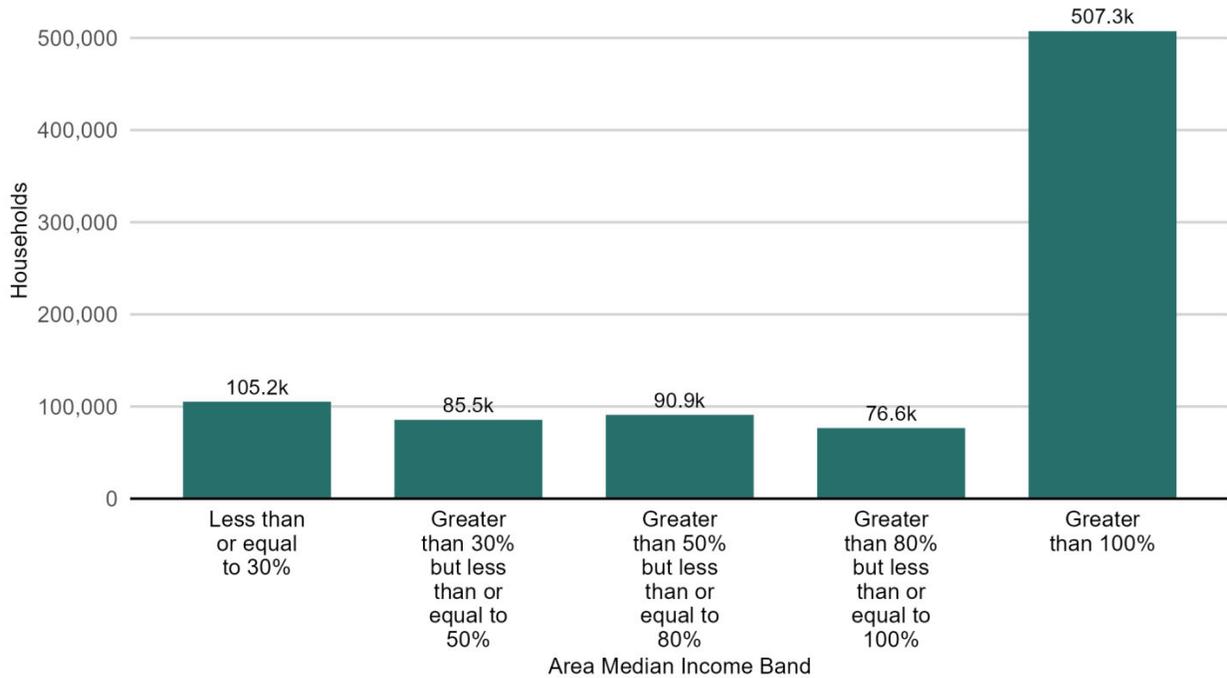
<sup>115</sup> U.S. Department of Housing and Urban Development. (2014). Household Distribution by AMI Levels, CHAS 2007-2011.

<sup>116</sup> U.S. Department of Housing and Urban Development. (2021). Household Distribution by AMI Levels, CHAS 2014-2018.

<sup>117</sup> King County Unincorporated Urban Area Annexation Area Databook. [\[link\]](#)

1073 As shown in Figures 32 and 33, between 2014 and 2018, more than half of households in King County and  
 1074 unincorporated King County earned greater than 100 percent area median income, as defined by HUD in  
 1075 their Comprehensive Housing Affordability Strategy (CHAS) dataset. Approximately 12.2 percent and 8.4  
 1076 percent of households in King County and unincorporated King County, respectively, are extremely low  
 1077 income, earning less than or equal to 30 percent area median income. In 2018, nearly 10 percent of  
 1078 households in King County and unincorporated King County are very low-income, earning between 30 to  
 1079 50 percent area median income (85,540 and 8,693 households, respectively). There were similar  
 1080 proportions of households earning between 30 percent and 50 percent area median income, 50 percent  
 1081 and 80 percent area median income, and 80 percent to 100 percent area median income, in King County  
 1082 and unincorporated King County.<sup>118</sup>  
 1083

1084 **Figure 32: Household Distribution by Area Median Income Levels in King County**

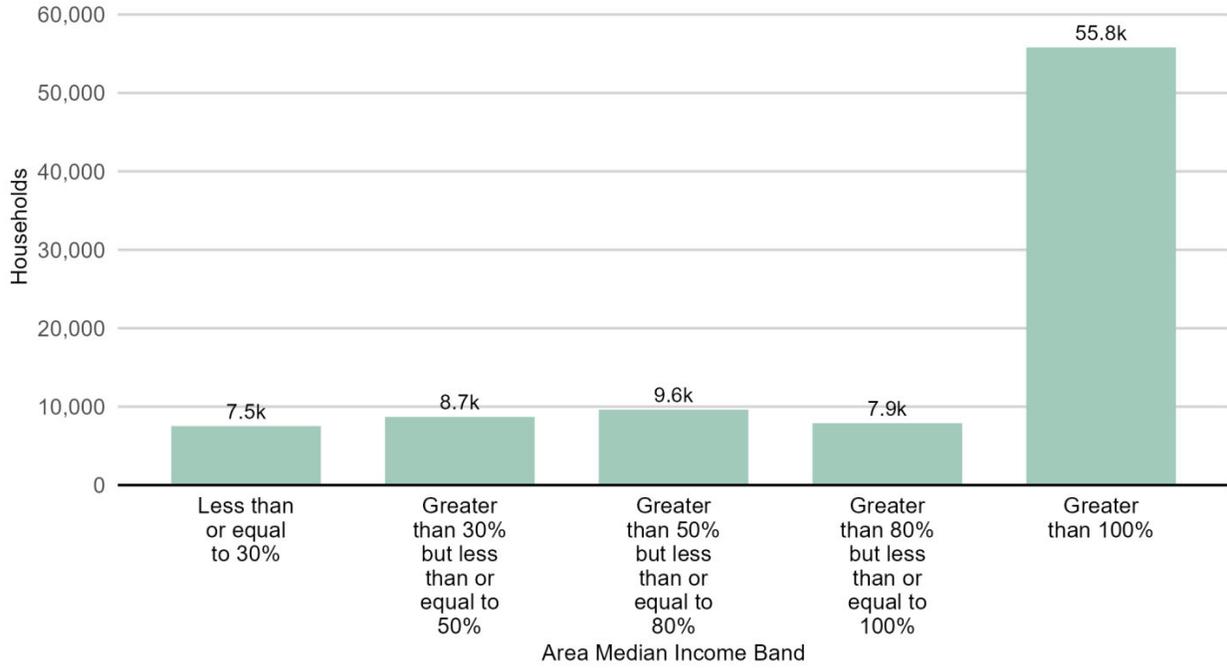


1085 Source: U.S. Department of Housing and Urban Development. (2021). Household Distribution by AMI Levels, CHAS 2014-2018.  
 1086

<sup>118</sup> U.S. Department of Housing and Urban Development. (2021). Household Distribution by AMI Levels, CHAS 2014-2018.

1087

1088 **Figure 33: Household Distribution by Area Median Income Levels in Unincorporated King County**



1089

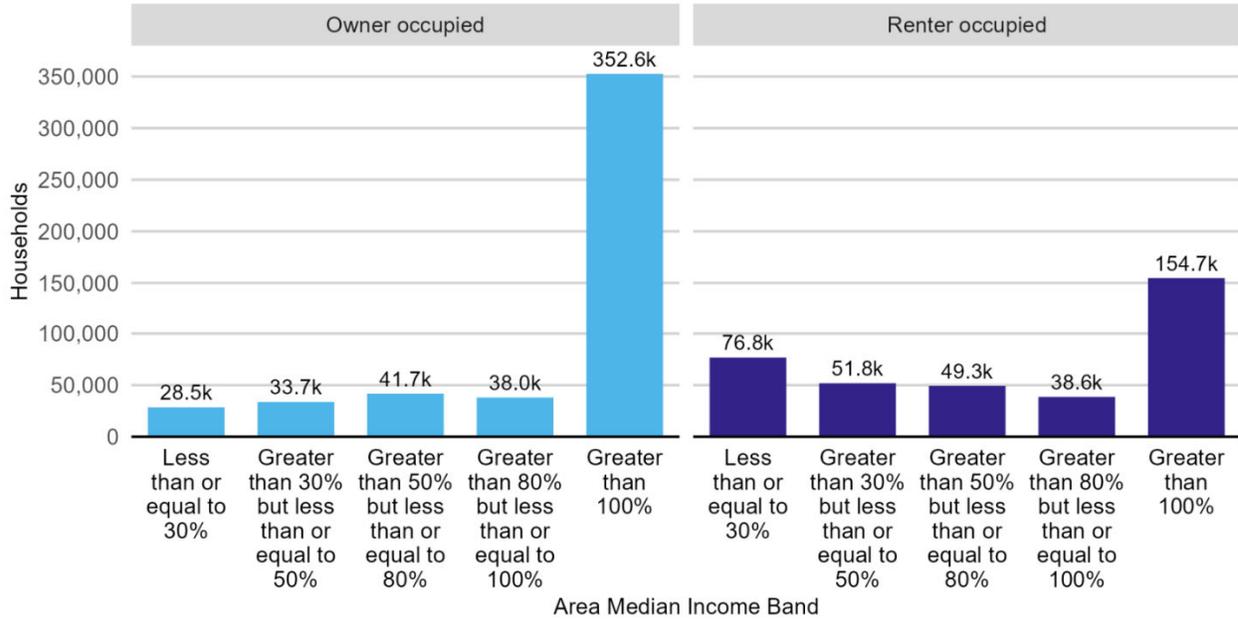
1090

Source: U.S. Department of Housing and Urban Development. (2021). Household Distribution by AMI Levels, CHAS 2014-2018.

1091 *Household Income of Renters and Homeowners*

1092 In 2020, the median household income for homeowners (\$128,737) was nearly twice that of renters  
1093 (\$67,990) in King County.<sup>119</sup> As shown in Figure 34, the rate of homeownership increases with area median  
1094 income levels in King County, and most households below 100 percent area median income are more likely  
1095 to rent than own their home. Extremely low-income households are significantly more likely to be renters  
1096 (72.9 percent) than homeowners (27.1 percent) in King County. The proportion of homeowners among  
1097 households earning greater than 100 percent area median income(69.5 percent) is significantly larger than  
1098 households earning between 80 percent to 100 percent area median income (49.6 percent).<sup>120</sup>  
1099

1100 **Figure 34: Households by Tenure and Area Median Income Band in King County**



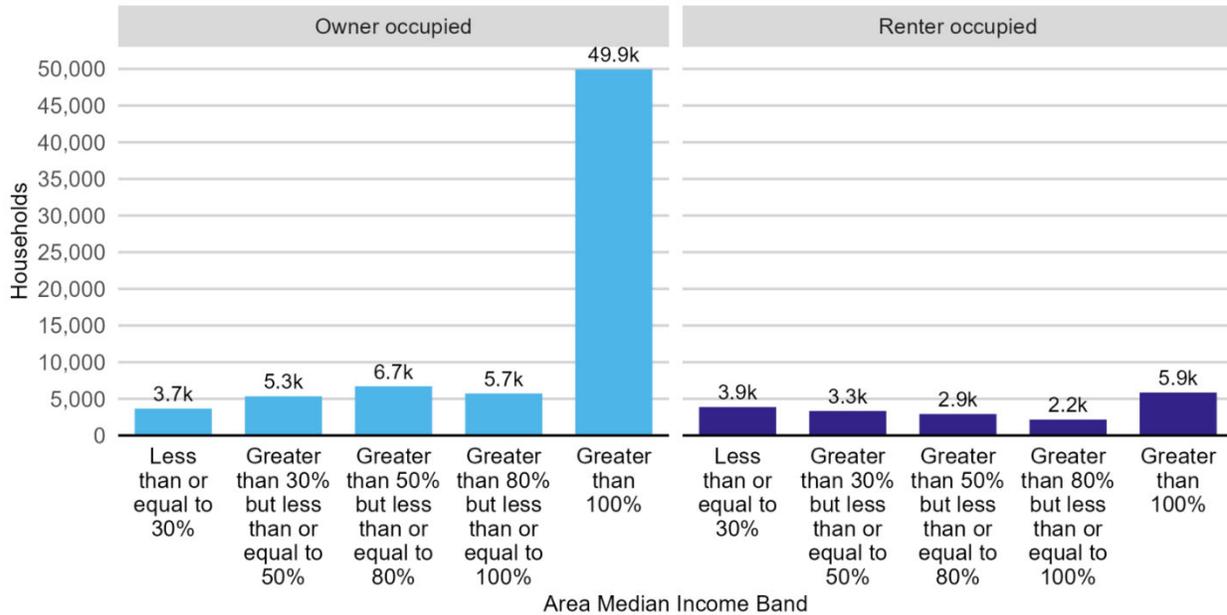
1101  
1102 Source: U.S. Department of Housing and Urban Development. (2021). Household Distribution by AMI Levels, CHAS 2014-2018.

<sup>119</sup> U.S. Census Bureau. (2022). Median Household Income by Tenure, 5-year ACS 2016-2020.

<sup>120</sup> U.S. Department of Housing and Urban Development. (2021). Household Distribution by AMI Levels, CHAS 2014-2018.

1103 As shown in Figure 35, only extremely low-income households in unincorporated King County are more  
1104 likely to be renters than owners, with approximately 51.4 percent (3,876) of these households renting. The  
1105 rate of homeownership increases as area median income level increases in unincorporated King County,  
1106 from 48.6 percent (3,661) of extremely low-income households to 89.5 percent (49,937) of households  
1107 earning greater than 100 percent area median income. Lower-income households are more likely to own  
1108 their homes in unincorporated King County than countywide.<sup>121</sup> This may be because unincorporated King  
1109 County residents tend to be older than people throughout the county, so they may have paid their  
1110 mortgage and retired, resulting in lower income relative to their assets, or bought their homes prior to the  
1111 drastic increase in housing cost over the past decade.  
1112

1113 **Figure 35: Households by Tenure and Area Median Income Band in Unincorporated King County**



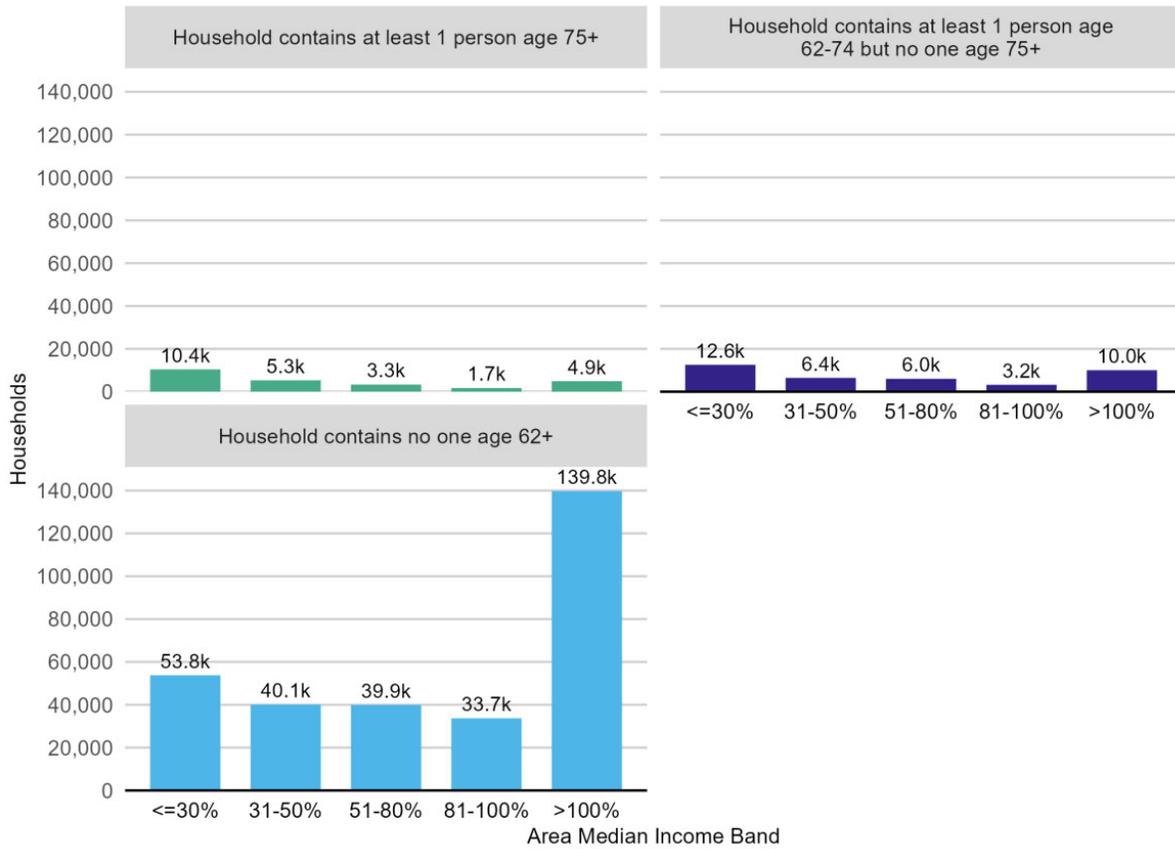
1114 Source: U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI Levels, CHAS 2014-2018*.  
1115

<sup>121</sup> U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI Levels, CHAS 2014-2018*.

1116 *Household Income by Age Status*

1117 Approximately 17.2 percent (54,945) and 19.9 percent (3,630) of renter households in King County and  
 1118 unincorporated King County, respectively, have at least one person 62 years old or older.<sup>122</sup> As shown in  
 1119 Figures 36 and 37, renter households with incomes at or below 30 percent area median income are the  
 1120 most likely to include a person aged 62 years or older in unincorporated King County (32.8 percent) and  
 1121 King County (30 percent), likely because some of these households rely on programs such as Social Security  
 1122 for their sole source of income rather than wages. The average monthly Social Security retirement benefit  
 1123 was \$1,657 in January 2022.<sup>123</sup> Renters who rely only on these types of benefits likely would not be able to  
 1124 maintain housing in the private market without additional financial support.<sup>124</sup>  
 1125

1126 **Figure 36: Renters by Income Level by Household Age Status in King County**



1127

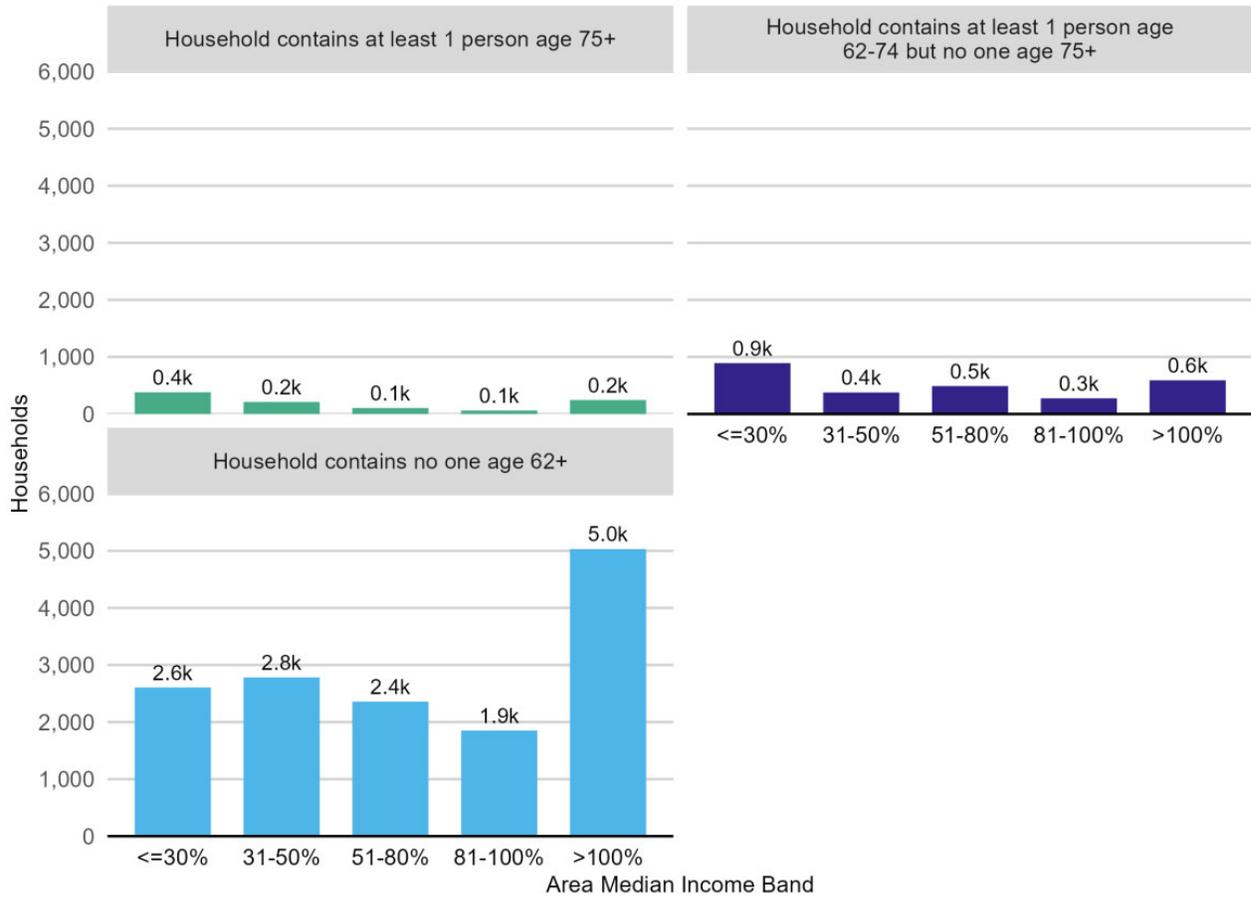
1128 Source: U.S. Department of Housing and Urban Development. (2021). *Renters by Income Level by Household Age Status, CHAS*  
 1129 2014-2018.

<sup>122</sup> U.S. Department of Housing and Urban Development. (2021). *Renters by Income Level by Household Age Status, CHAS 2014-2018*.

<sup>123</sup> Social Security Administration. (2022). *What is the estimate monthly benefit for a retired worker?* [\[link\]](#)

<sup>124</sup> U.S. Census Bureau. (2022). *Median Gross Rent by Bedroom Size, 5-year ACS 2016-2020*.

1130 **Figure 37: Renters by Income Level by Household Age Status in Unincorporated King County**



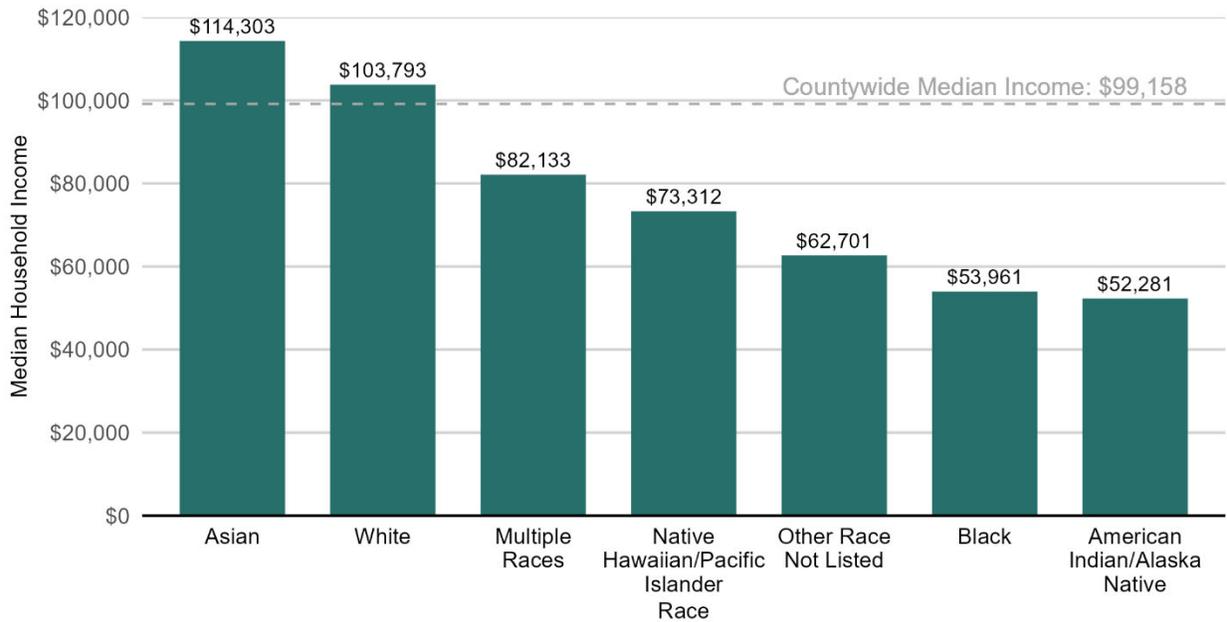
1131  
 1132  
 1133

Source: U.S. Department of Housing and Urban Development. (2021). Renters by Income Level by Household Age Status, CHAS 2014-2018.

1134 *Household Income by Race and Ethnicity*

1135 The connection between race and median income is a key factor in explaining racial disparities throughout  
 1136 the data in this assessment. As shown in Figure 38, there are drastic income disparities between different  
 1137 racial groups in all of King County. In 2020, the median American Indian/Alaska Native and Black household  
 1138 earned less than half that of the median Asian household.<sup>125</sup> Black and American Indian/Alaska Native  
 1139 households have the lowest median income, earning \$53,961 and \$52,281 annually, respectively. Asian and  
 1140 White households earn nearly twice that amount, with annual incomes of \$144,303 and \$103,793,  
 1141 respectively. A factor driving this racial income gap is the demographics of different industries as well as  
 1142 income gaps between different demographics in the same sectors (see *III. Workforce Profile*).  
 1143

1144 **Figure 38: Median Household Income by Race in King County**

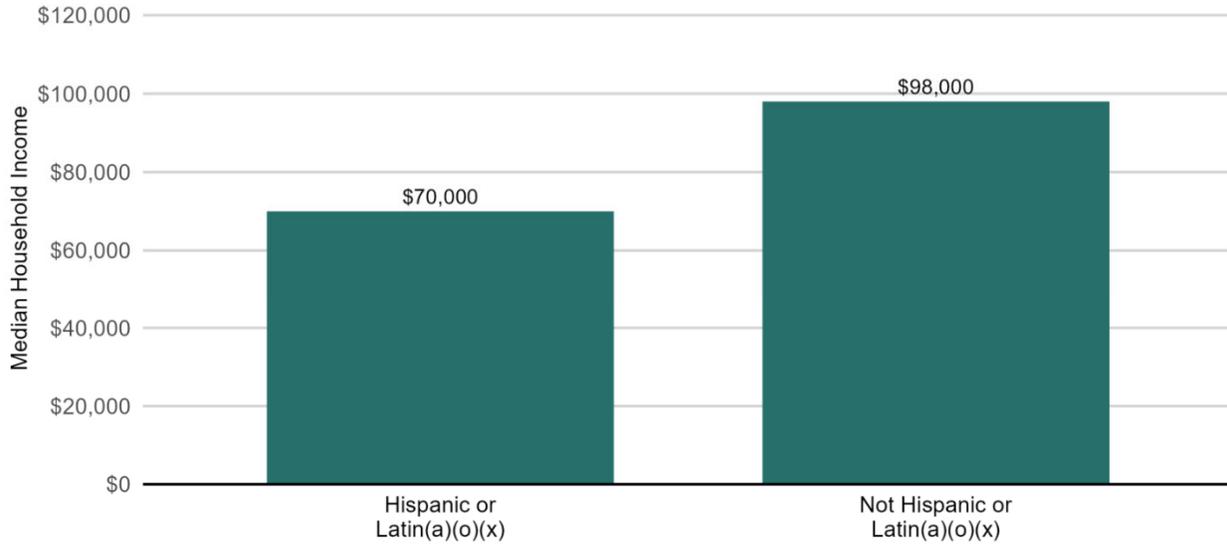


1145 Source: U.S. Census Bureau. (2022). *Median Household Income by Race, ACS 2016-2020*.  
 1146

<sup>125</sup> U.S. Department of Housing and Urban Development. (2021). *Household Distribution by AMI Levels, CHAS 2014-2018*.

1147 Figure 39 compares the median income of all King County households by Hispanic or Latin(a)(o)(x) ethnicity  
1148 to the countywide median household income. Hispanic or Latin(a)(o)(x) households earn almost \$30,000  
1149 less than Not Hispanic or Latin(a)(o)(x) households (\$70,000 compared to \$98,000 respectively). These two  
1150 median household income figures are both estimated using 5-year PUMS 2016-2020 data, which is an  
1151 anonymized individual level dataset using a subsample of the 5-year ACS 2016-2020 data. As the PUMS  
1152 data is a subsample, it differs slightly from the ACS data, which explains why both the Not Hispanic or  
1153 Latin(a)(o)(x) and Hispanic or Latin(a)(o)(x) categories are slightly lower than the countywide median income  
1154 reported in the ACS data.  
1155

1156 **Figure 39: Median Household Income by Hispanic and Latin(a)(o)(x) Ethnicity in King County**



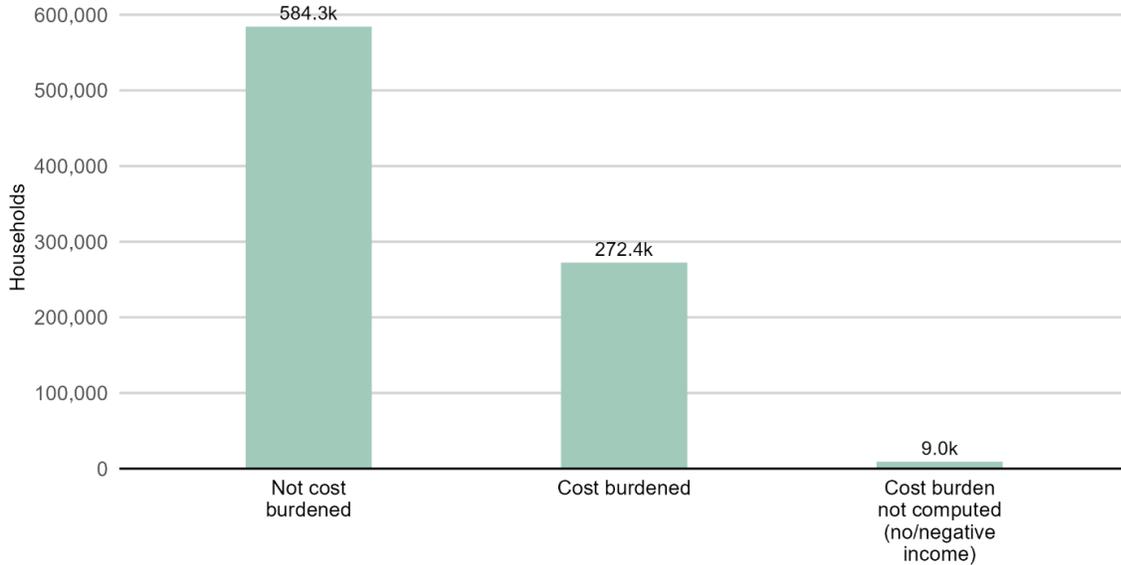
Hispanic or Latin(a)(o)(x) ethnicity of household determined by ethnicity of householder.

1157  
1158 Source: U.S. Census Bureau. (2021). Median Income by Hispanic and Latin(a)(o)(x) Ethnicity, 5-year ACS Public Use Microdata  
1159 Sample (PUMS) 2016-2020.

1160 *Cost Burden*

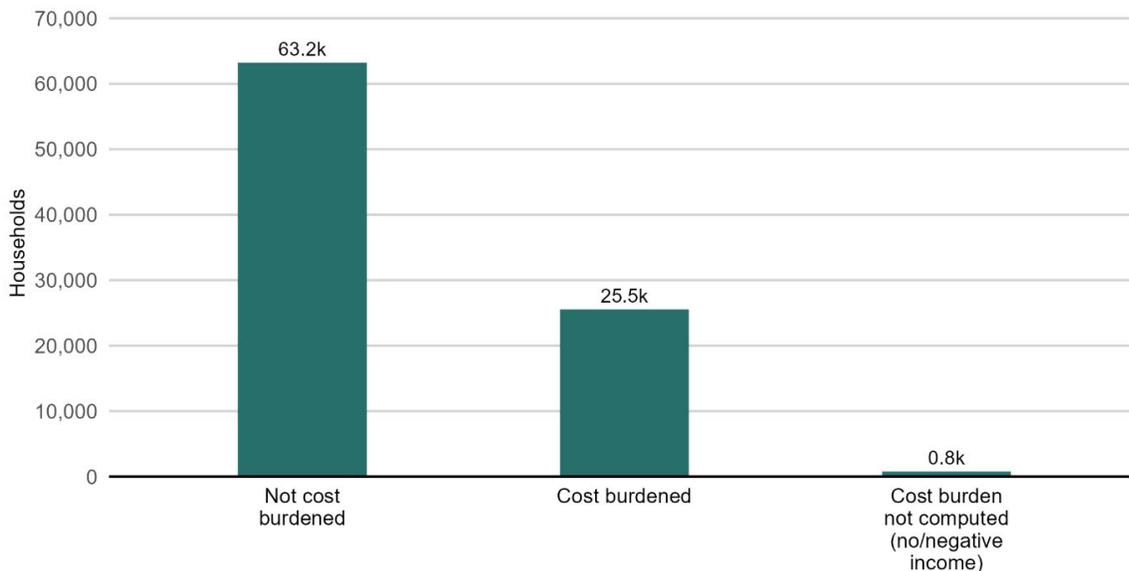
1161 As shown in Figures 40 and 41, nearly one-third of households in King County (31.5 percent) and  
 1162 unincorporated King County (28.5 percent) are cost burdened. Households are considered cost burdened if  
 1163 they pay more than 30 percent of their gross income on housing costs, including utilities, and severely cost  
 1164 burdened if they pay more than 50 percent.<sup>126</sup>  
 1165

1166 **Figure 40: Cost Burdened Households in King County**



1167 Source: U.S. Department of Housing and Urban Development. (2021). *Cost Burden, CHAS 2014-2018.*  
 1168

1169 **Figure 41: Cost Burdened Households in Unincorporated King County**



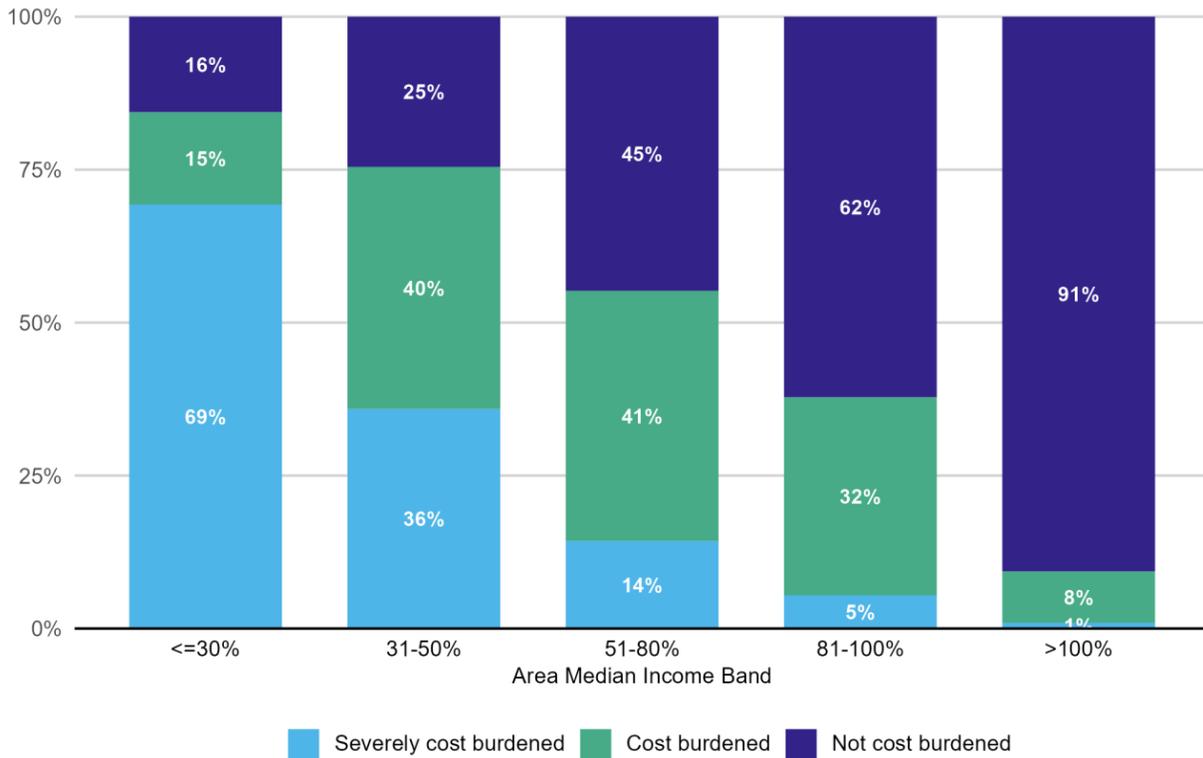
1170 Source: U.S. Department of Housing and Urban Development. (2021). *Cost Burden, CHAS 2014-2018.*  
 1171

<sup>126</sup> U.S. Department of Housing and Urban Development. *CHAS: Background.* [\[link\]](#)

1172 *Cost Burden by Area Median Income Level*

1173 As shown in Figures 42 and 43, most extremely low-income households, or those earning less than or equal  
 1174 to 30 percent area median income, are severely cost burdened in King County and unincorporated King  
 1175 County (69.3 percent and 67.4 percent, respectively). In 2018, there was a higher proportion of cost  
 1176 burdened or severely cost burdened households at the 30 to 50 percent area median income and 50 to 80  
 1177 percent area median income ranges in King County than in unincorporated King County.<sup>127</sup> This may be  
 1178 because the rate of homeownership is higher in unincorporated than countywide, so unincorporated King  
 1179 County households are more likely to have stable housing costs. Because cost burdened, and especially  
 1180 severely cost burdened, households spend more of their income on housing, they are more likely to  
 1181 experience a material hardship, such as food insecurity, delaying or not seeking medical care, difficulty  
 1182 paying other bills, and eviction.<sup>128</sup>

1184 **Figure 42: Cost Burden and Severe Cost Burden by Income in King County**

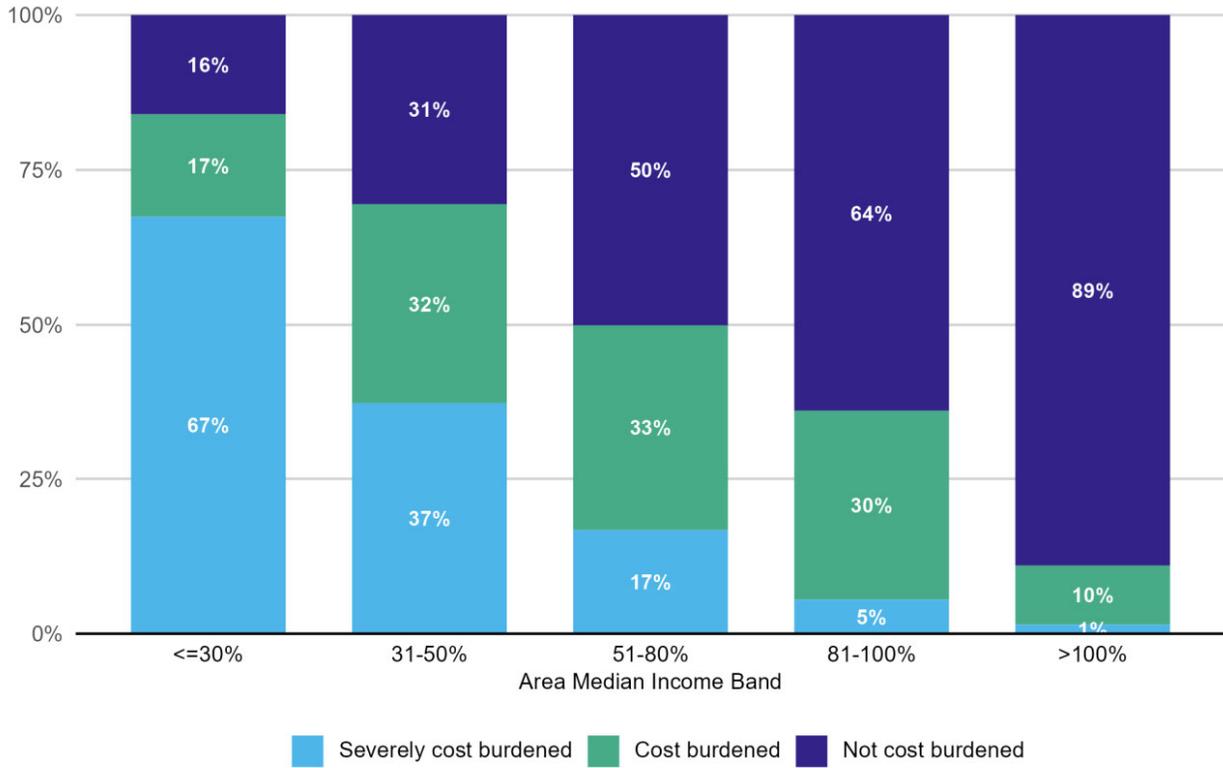


1185 Source: U.S. Department of Housing and Urban Development. (2021). *Cost Burden and Severe Cost Burden by Income, CHAS*  
 1186 *2014-2018*.  
 1187

<sup>127</sup> U.S. Department of Housing and Urban Development. (2021). *Cost Burden and Severe Cost Burden by Income, CHAS 2014-2018*.

<sup>128</sup> Shamsuddin, S. and Campbell, C. (2021, March 29). Housing Cost Burden, Material Hardship, and Well-Being. *Housing Policy Debate*, 32(3), 413-432.

1188 **Figure 43: Cost Burden and Severe Cost Burden by Income in Unincorporated King County**



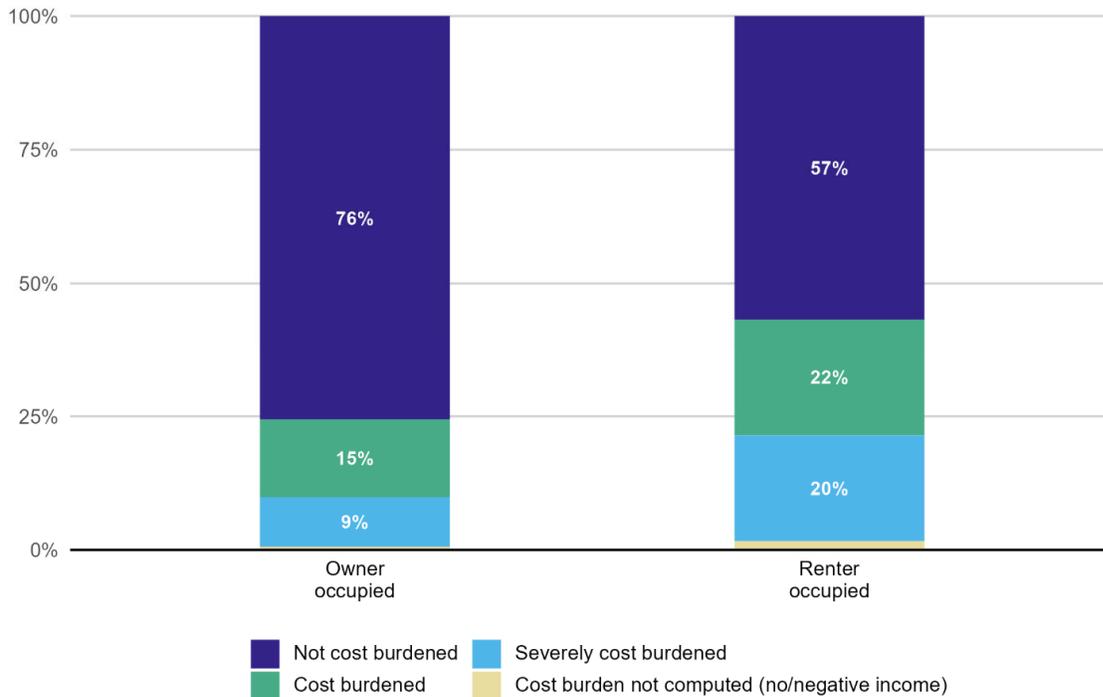
1189  
 1190  
 1191

Source: U.S. Department of Housing and Urban Development. (2021). Cost Burden and Severe Cost Burden by Income, CHAS 2014-2018.

1192 *Renter and homeowner cost burden*

1193 Homeowner and renter occupied households have significant disparities in housing cost burden, which are  
 1194 key to understanding the different types of housing need for King County residents. Figures 44, 45, and 46  
 1195 show the cost burden by tenure in King County, unincorporated King County, and urban and rural  
 1196 unincorporated King County. Renter households (19.8 percent) countywide are almost twice as likely as  
 1197 homeowner households (9.3 percent) to be severely cost burdened.<sup>129</sup> Over 40 percent of renter  
 1198 households in King County (41.6 percent) and unincorporated King County (45.7 percent) are cost  
 1199 burdened or severely cost burdened. Less than a quarter of homeowners are cost burdened in King County  
 1200 (23.8 percent) and unincorporated King County (24.2 percent).  
 1201

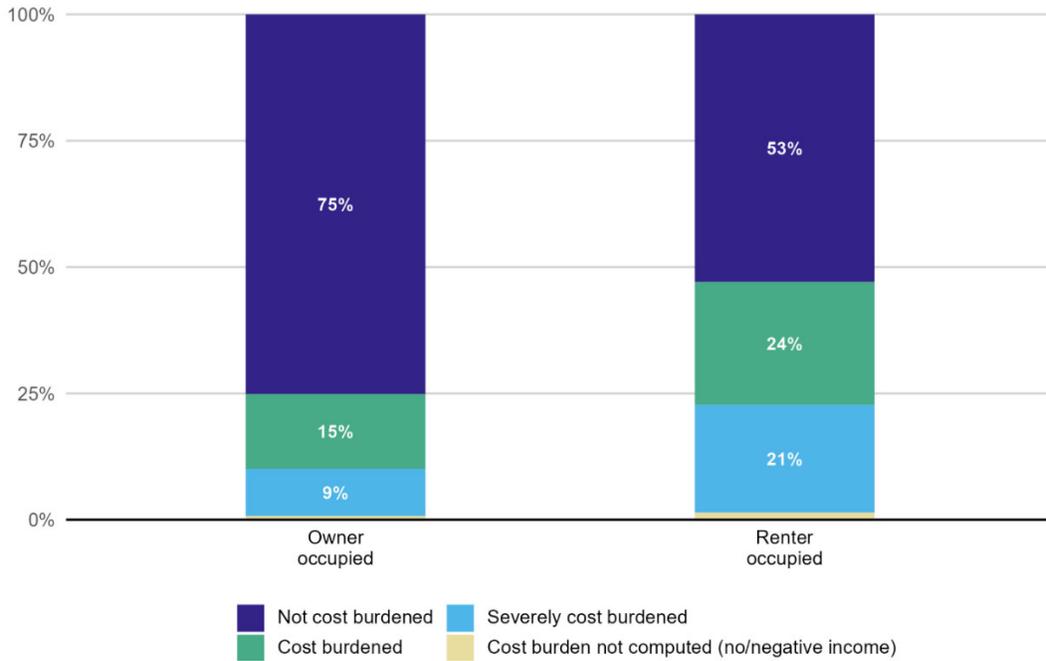
1202 **Figure 44: Share of Households Cost Burdened by Tenure in King County**



1203 Source: U.S. Department of Housing and Urban Development. (2021). *Cost Burden and Severe Cost Burden by Tenure, CHAS*  
 1204 2014-2018.  
 1205

<sup>129</sup> U.S. Department of Housing and Urban Development. (2021). *Cost Burden and Severe Cost Burden by Tenure, CHAS 2014-2018.*

1206 **Figure 45: Share of Households Cost Burdened by Tenure in Unincorporated King County**



1207  
 1208 Source: U.S. Department of Housing and Urban Development. (2021). *Cost Burden and Severe Cost Burden by Tenure, CHAS*  
 1209 2014-2018.

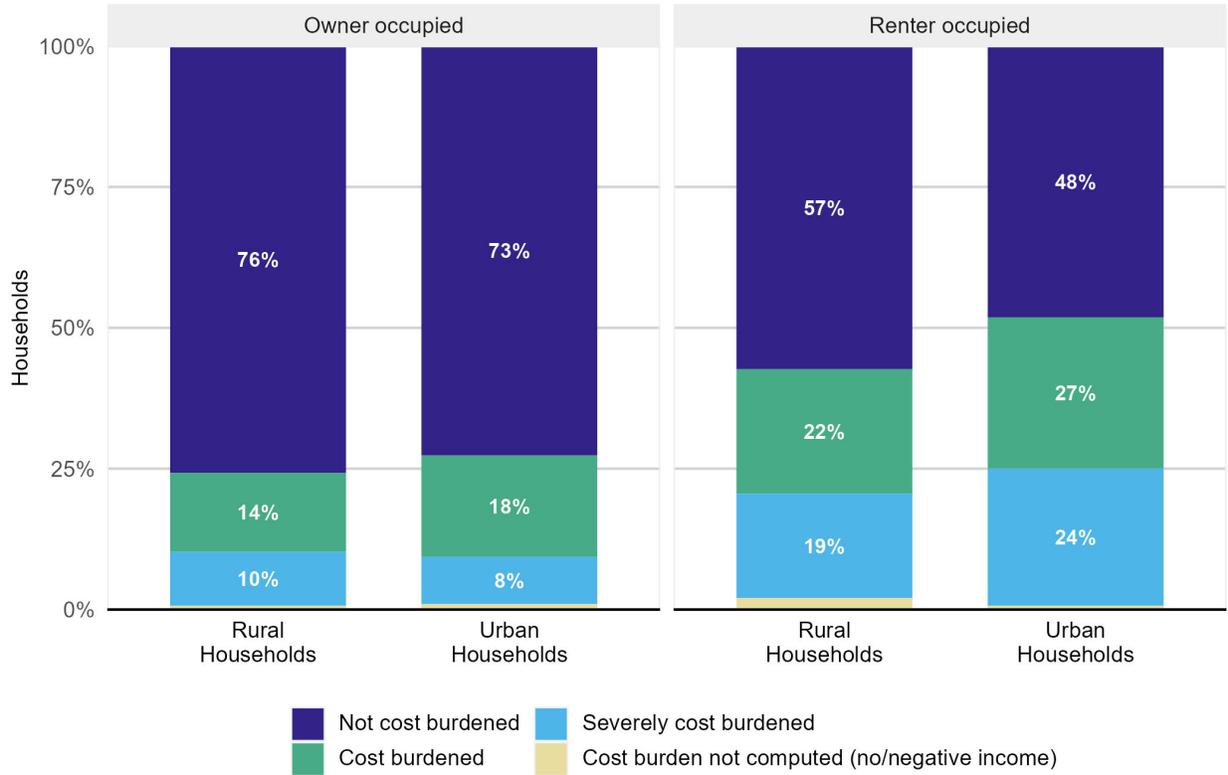
1210  
 1211 Approximately 24.5 percent of urban unincorporated King County renters are either cost burdened or  
 1212 severely cost burdened, slightly higher than rural renters in the jurisdictions (21.2 percent).<sup>130</sup>  
 1213

---

<sup>130</sup> U.S. Department of Housing and Urban Development. (2021). *Cost Burden and Severe Cost Burden by Tenure, CHAS 2014-2018*.

1214  
 1215

**Figure 46: Burden and Severe Cost Burden by Tenure in Urban and Rural Unincorporated King County**



1216

1217  
 1218

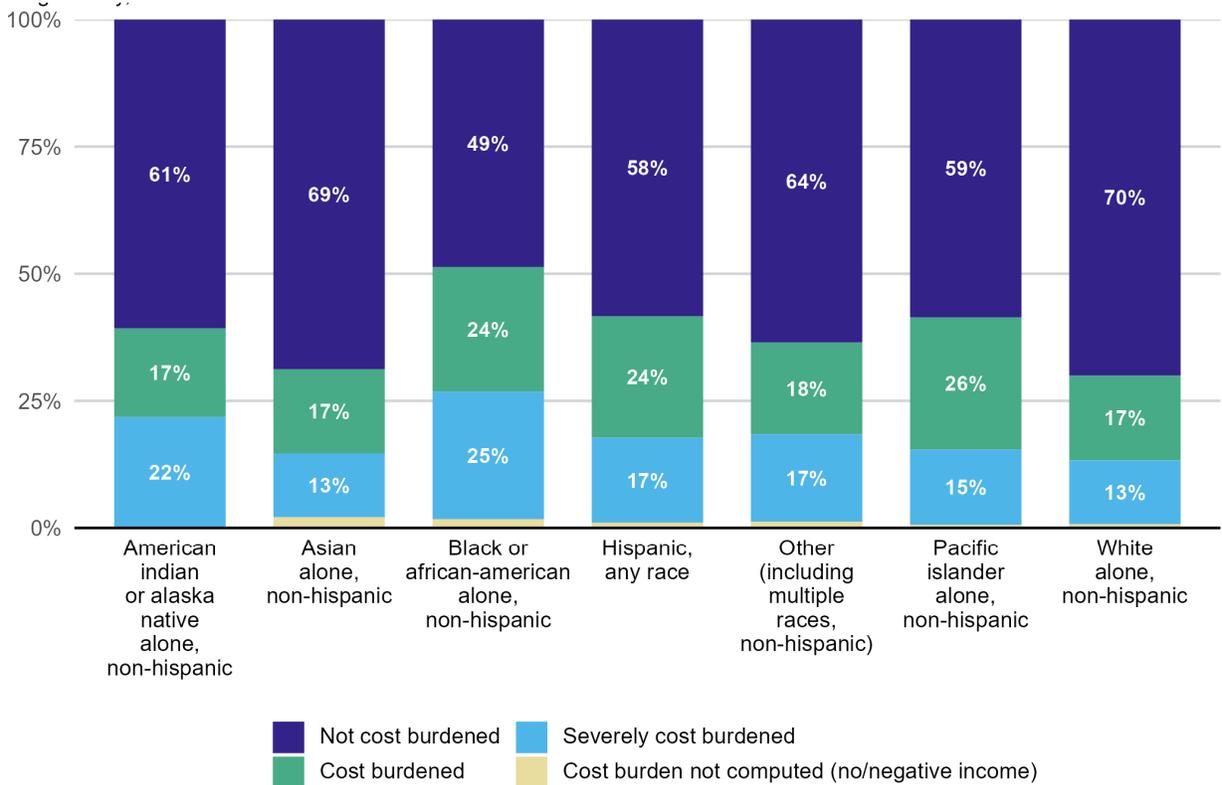
Source: U.S. Department of Housing and Urban Development. (2021). Cost Burden and Severe Cost Burden by Tenure, CHAS 2014-2018.

1219 Cost Burden by Race and Ethnicity

1220 Figures 47 and 48 show the percent of households that are not cost burdened, cost burdened, and severely  
1221 cost burdened by race and ethnicity in King County and unincorporated King County. Most Black  
1222 households in unincorporated King County are cost burdened or severely cost burdened (51.6 percent);  
1223 while 26 percent of White, not Hispanic or Latin(a)(o)(x) households, are cost burdened or severely cost  
1224 burdened. More than one-fifth of American Indian/Alaska Native households are severely cost burdened in  
1225 King County and unincorporated King County (21.6 percent and 20.8 percent, respectively). Except for  
1226 American Indian/Alaska Native households, all other race and ethnicity groups are more likely to be cost  
1227 burdened countywide than in unincorporated King County.<sup>131</sup>

1228  
1229 Unlike other race and ethnicity groups, there is a significant disparity in cost burden rates for Pacific  
1230 Islanders between King County and unincorporated King County. Approximately 40 percent of Pacific  
1231 Islanders are cost burdened in King County, compared to about 24 percent of Pacific Islanders in  
1232 unincorporated King County. This could be explained by Pacific Islanders being much more likely to own  
1233 their home in unincorporated King County as compared to countywide.  
1234

1235 **Figure 47: Cost burden and Severe Cost Burden by Race/Ethnicity in King County**



1236  
1237  
1238

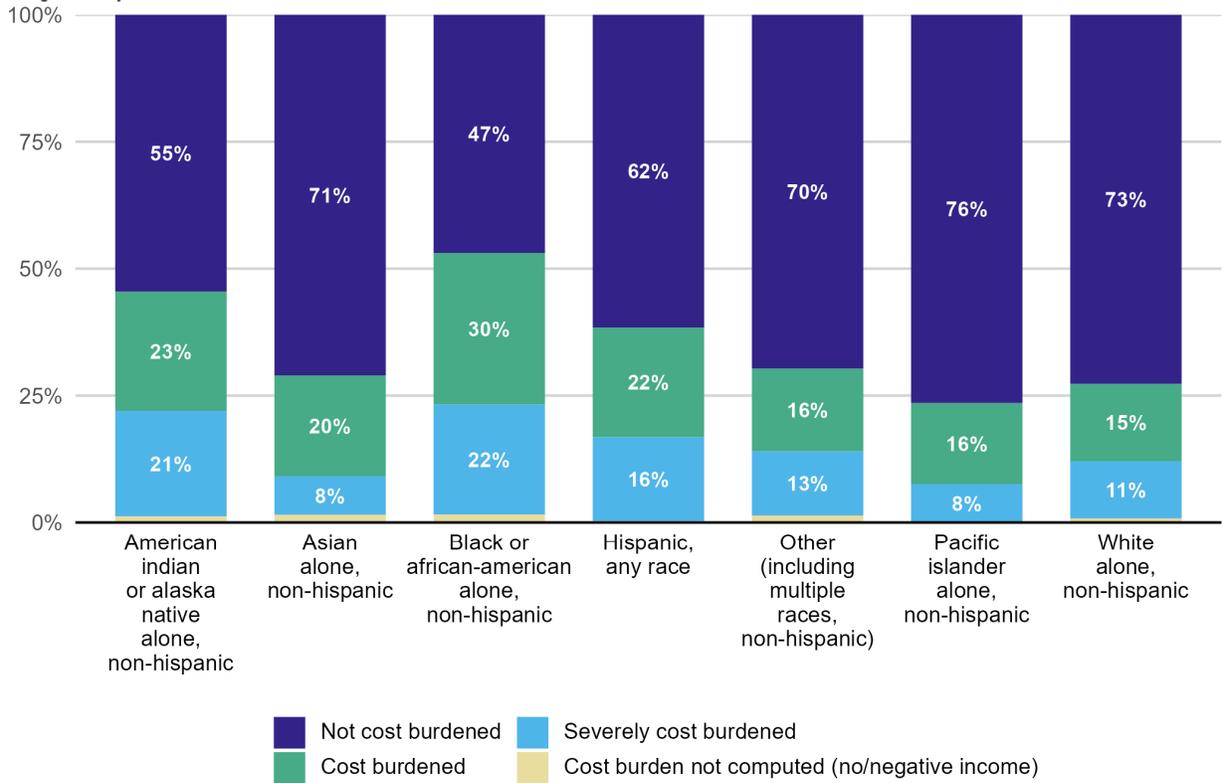
Source: U.S. Department of Housing and Urban Development. (2021). *Cost Burden and Severe Cost Burden by Race/Ethnicity, CHAS 2014-2018.*

<sup>131</sup> U.S. Department of Housing and Urban Development. *Cost Burden and Severe Cost Burden by Race/Ethnicity, CHAS 2014-2018.*

1239

1240

**Figure 48: Cost Burden and Severe Cost Burden by Race/Ethnicity in Unincorporated King County**



1241

1242

1243

Source: U.S. Department of Housing and Urban Development. (2021). Cost Burden and Severe Cost Burden by Race/Ethnicity, CHAS 2014-2018.

1244 *Poverty Rate*

1245 To determine federal poverty thresholds, the U.S. Health and Human Services Department uses a set of  
1246 income thresholds that vary by family size and age of the household members. The calculation does not  
1247 include capital gains or losses, noncash benefits such as food stamps/SNAP or housing subsidies, or tax  
1248 credits. Each year, the Department of Health and Human Services develops poverty guidelines, or levels,  
1249 using the Census Bureau’s official thresholds. The guidelines are adjusted for inflation using the Consumer  
1250 Price Index for All Consumers (CPI-U).

1251  
1252 Table 2 shows the poverty level by family size in 2023. Poverty levels are used to determine eligibility for  
1253 federal programs, like Medicaid and the Children’s Health Insurance Program. These limits do not  
1254 accurately reflect the number of people struggling financially, particularly in King County, because the  
1255 federal poverty thresholds are not adjusted for regional cost of living. In 2020, approximately 8.4 percent  
1256 and 6.3 percent of King County and unincorporated King County residents lived below the poverty line,  
1257 respectively (184,895 and 13,382 residents).<sup>132</sup>

1258

1259 **Table 2: 2023 Poverty Guidelines for the 48 Contiguous States and the District of Columbia<sup>133</sup>**

Persons in family/household	Poverty guideline
1	\$14,580
2	\$19,720
3	\$24,860
4	\$30,000
5	\$35,140
6	\$40,280
7	\$45,420
8	\$50,560

1260 *For families/households with more than eight persons, add \$5,140 for each additional person.*

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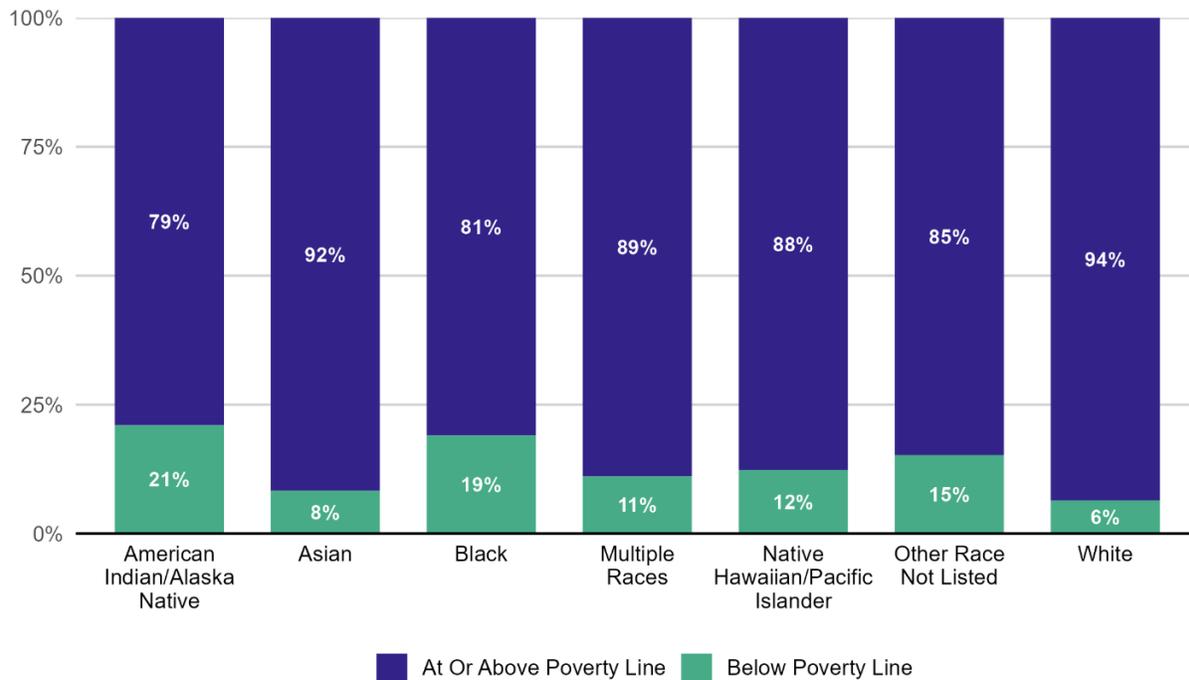
<sup>132</sup> U.S. Census Bureau. (2022). *Poverty Status by Race, 5-year ACS 2016-2020*.

<sup>133</sup> U.S. Department of Health and Human Services, Office of the Assistant Secretary for Planning and Evaluation. (2023). *U.S. Federal Poverty Guidelines Used to Determine Financial Eligibility for Certain Programs*. [\[link\]](#)

1261 As shown in Figures 49 and 50, there are stark differences in the poverty rate by race in King County and  
1262 unincorporated King County. The only demographics with poverty rates below 10 percent in both  
1263 unincorporated King County and countywide are White and Asian residents. Approximately one-fifth of  
1264 Black and American Indian/Alaska Native residents lived below the poverty line in King County (27,133 and  
1265 2,737 residents, respectively).<sup>134</sup>

1266  
1267 In unincorporated King County, 14.6 percent of Black residents (1,582 residents) lived below the poverty  
1268 line, a rate more than three times greater than that of White (4.4 percent) residents. The greatest disparity in  
1269 poverty rate in unincorporated King County is between Native Hawaiian/Pacific Islander and American  
1270 Indian/Alaska Native populations, of which 0 percent and 38.7 percent live below the poverty line in  
1271 unincorporated King County, respectively. The margin of error is greater whenever a data set is smaller,  
1272 which is the case for both American Indians/Alaska Natives and Native Hawaiians/Pacific Islander, who  
1273 constitute 0.8 percent and 1.2 percent of the population of unincorporated King County, respectively.<sup>135</sup>  
1274 This margin of error could explain, in part, the more disparate statistics for the unincorporated area, which  
1275 has a much smaller population as compared to countywide.

1277 **Figure 49: Poverty Status by Race in King County**



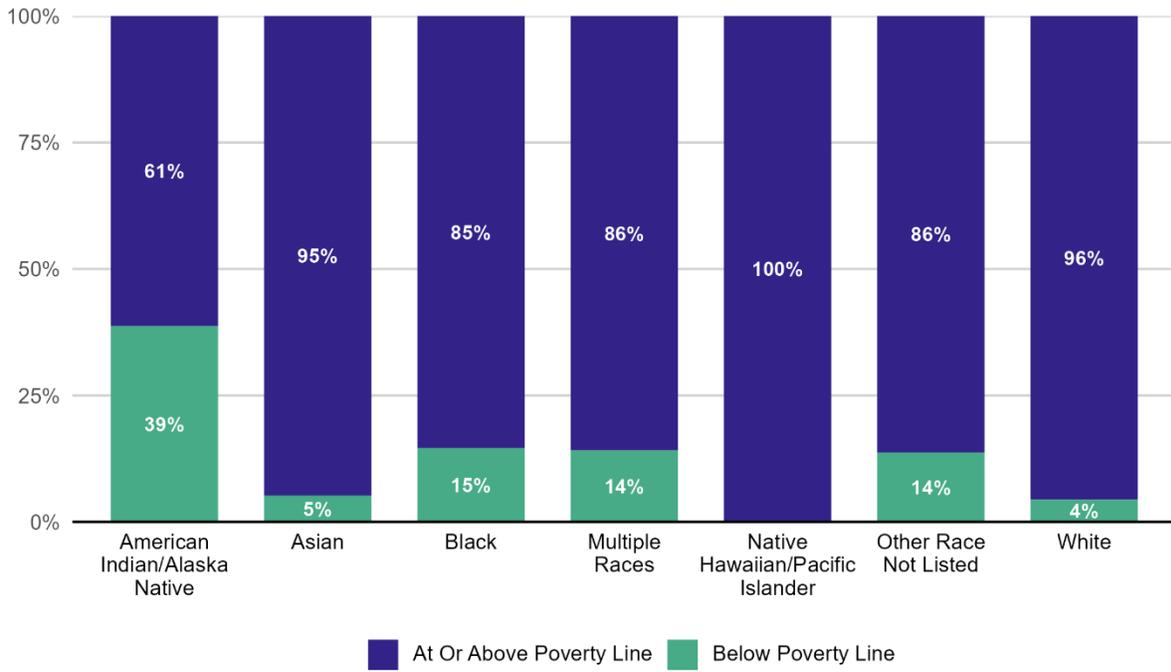
1278  
1279

Source: U.S. Census Bureau. (2022). Poverty Status by Race, 5-year ACS 2016-2020.

<sup>134</sup> U.S. Census Bureau. (2022). Poverty Status by Race, 5-year ACS 2016-2020.

<sup>135</sup> U.S. Census Bureau. (2022). Population by Race, 5-year ACS 2016-2020.

1280 **Figure 50: Poverty Status by Race in Unincorporated King County**

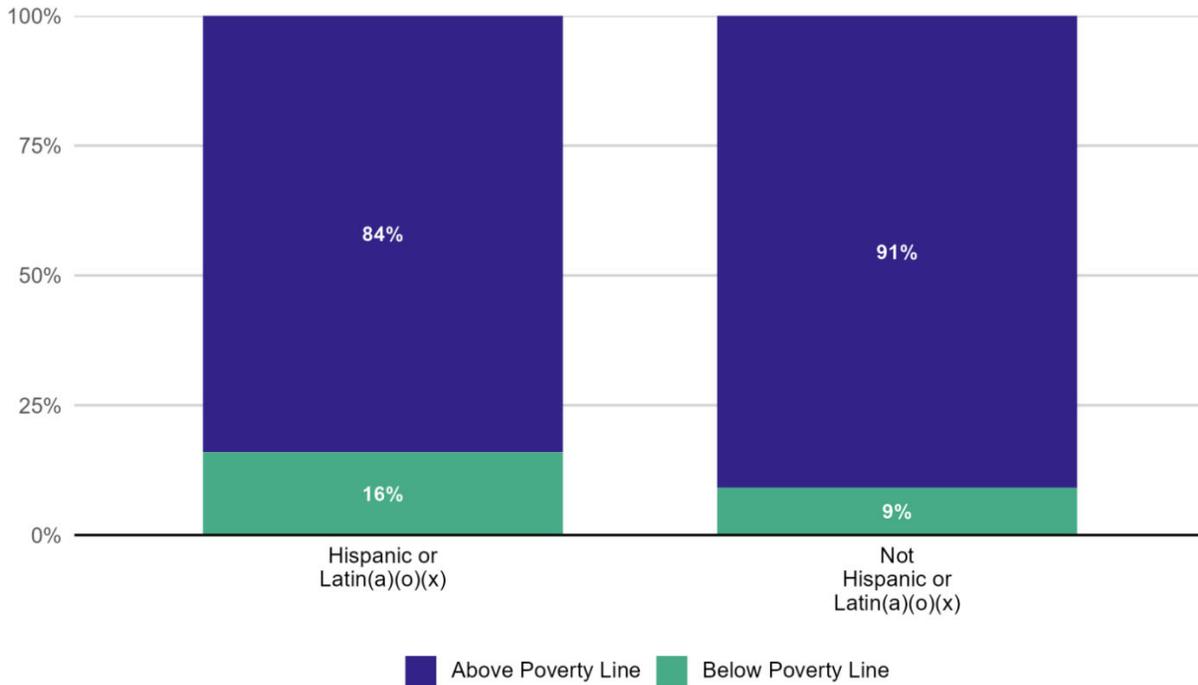


1281  
1282

Source: U.S. Census Bureau. (2022). Poverty Status by Race, 5-year ACS 2016-2020.

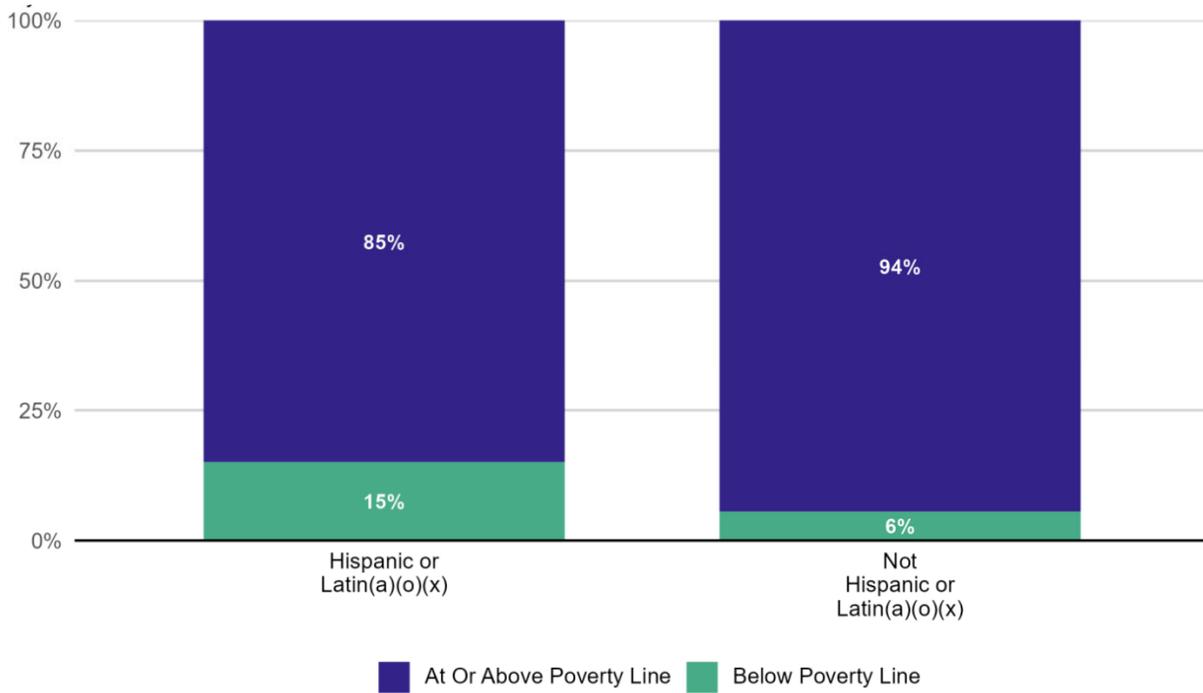
1283 Figures 51 and 52 show the poverty rate by Hispanic or Latin(a)(o)(x) ethnicity for King County and  
 1284 unincorporated King County households. In King County, Hispanic or Latin(a)(o)(x) households have a  
 1285 poverty rate almost twice as high as Not Hispanic or Latin(a)(o)(x) households (16 percent compared to nine  
 1286 percent respectively). The poverty rate among Hispanic or Latin(a)(o)(x) households in unincorporated King  
 1287 County is 14 percent, slightly lower than the poverty rate of Hispanic or Latin(a)(o)(x) households  
 1288 countywide.

1289 **Figure 51: Poverty Status by Hispanic and Latin(a)(o)(x) Ethnicity in King County**



1290 Source: U.S. Census Bureau. (2022). Poverty Status by Hispanic and Latin(a)(o)(x) Ethnicity, 5-year ACS 2016-2020.  
 1291

1292 **Figure 52: Poverty Status by Hispanic and Latin(a)(o)(x) Ethnicity in Unincorporated King County**



1293  
1294 Source: U.S. Census Bureau. (2022). Poverty Status by Hispanic and Latin(a)(o)(x) Ethnicity, 5-year ACS 2016-2020.

### 1295 III. Workforce Profile

#### 1296 Section Summary

1297 This section fulfills King County CPP H-3j.

1298  
1299 CPP H-3j requires jurisdictions to:

1300 *Conduct an inventory and analysis in each jurisdiction of existing and projected housing needs of all*  
1301 *segments of the population and summarize the findings in the housing element. The inventory and analysis*  
1302 *shall include:*

1303 *j) Ratio of housing to jobs in the jurisdiction.*

1304  
1305 The data and analysis in this section identify significant wage disparities between residents in King County  
1306 and unincorporated King County. Wage gaps exist between people with lower and higher levels of  
1307 education and between industries in King County.<sup>136</sup> There are also stark wage differences by race and  
1308 ethnicity in King County.<sup>137</sup> This disparity is likely, in part, due to income gaps between sectors. However,  
1309 people of different races also have wage disparities within the same sector. Asian and White households  
1310 have the highest median income in King County.<sup>138</sup>

1311  
1312 Since 2010, housing production has not kept pace with job growth in King County.<sup>139</sup> King County's jobs to  
1313 housing ratio increased from 1.29 in 2010 to 1.48 in 2020. Unincorporated King County's jobs to housing

<sup>136</sup> Washington State Employment Security Department. (July 2022). *Wages by education level, July 2022.* [\[link\]](#)

<sup>137</sup> U.S. Census Bureau, Center for Economic Studies, LEHD. (2022). *QWI Explorer.* [\[link\]](#)

<sup>138</sup> U.S. Census Bureau. (2022). *Median Household Income by Race, 5-year ACS 2016-2020.*

<sup>139</sup> PSRC Covered Employment Estimates. Housing data: US Census Bureau Decennial Census.

1314 ratio increased from 0.36 to 0.43 in the same period. A ratio higher than 1.5 indicates there may be more  
 1315 workers commuting into the area due to a lack of housing.<sup>140</sup>

1316 **Local Workforce Characteristics**

1317 King County is the largest labor market in the state and a national hub for high-tech jobs, with some of the  
 1318 world's largest technology companies, such as Amazon and Microsoft, based in the region. The COVID-19  
 1319 pandemic disrupted all industries in King County. The King County unemployment rate reached a high of  
 1320 15.3 percent in April 2020. The leisure and hospitality industry lost 65,100 jobs from February to May 2020,  
 1321 the most jobs of any industry in this region. As of March 2022, leisure and industry jobs are still down about  
 1322 30 percent (44,000 jobs) from pre-pandemic levels. Industries that were able to adopt telecommuting  
 1323 policies had fewer long-term job losses due to the pandemic, and some of these sectors even added jobs  
 1324 during the pandemic. The unemployment rate fell as King County recovered from the pandemic, falling to  
 1325 three percent in October 2022.<sup>141</sup>

1326  
 1327 The following industries either have the same number or more jobs as of March 2022 compared to March  
 1328 2020:

- 1329 • Professional and business services (+15,600 jobs)
- 1330 • Information (+15,500 jobs)
- 1331 • Retail trade (+9,000 jobs)
- 1332 • Financial activities (+4,000 jobs)
- 1333 • Construction (+1,400 jobs)

1334  
 1335 Over the same timeframe, the follow industries did not recover from pandemic job losses:<sup>142</sup>

- 1336 • Leisure and hospitality (-19,400 jobs)
- 1337 • Manufacturing (-9,900 jobs)
- 1338 • Government (-9,200 jobs)
- 1339 • Other services (-8,600 jobs)
- 1340 • Wholesale trade (-3,700 jobs)
- 1341 • Transportation, education, and health services (-2,800 jobs)
- 1342 • Warehousing and utilities (-1,400 jobs)

1343  
 1344 The King County 2020 median wage was \$38.86 an hour, higher than the state's median wage of \$29.28.  
 1345 More than half of King County residents (53.4 percent) have a bachelor's degree or higher education; this  
 1346 rate is significantly higher than in Washington state (36.7 percent) or the country (32.9 percent).  
 1347

1348 There are large wage gaps between industries. The information sector, which includes telecommunications,  
 1349 web search portals, and similar data producing, collecting, and processing companies, has significantly  
 1350 higher wages than other industries.<sup>143,144</sup> In 2021, the average monthly wage for the information sector was  
 1351 \$23,257. The accommodation and food services sector, the lowest paying industry, paid an average of  
 1352 \$3,273 monthly.

---

<sup>140</sup> U.S. Environmental Protection Agency, EnviroAtlas. (2021). *Employment to Housing Ratio*. [link]  
<sup>141</sup> Washington State Employment Security Department. (2022). *Labor Market Info King County Profile*. [link]  
<sup>142</sup> Washington State Employment Security Department. (2022). *Labor Market Info King County Profile*. [link]  
<sup>143</sup> U.S. Census Bureau, Center for Economic Studies, LEHD. (2022). *QWI Explorer*. [link]  
<sup>144</sup> U.S. Bureau of Labor Statistics. (November 22, 2022). *Industries at a Glance Information: NAICS 51*. [link]

1353  
1354 As shown in Table 3 there is a significant wage gap between people with lower and higher levels of  
1355 education.<sup>145</sup> People of all levels of education in King County earn more than Washington state residents  
1356 with equivalent levels of education. King County residents with a doctoral or professional degree make over  
1357 two times as much in hourly pay as residents with less than a high school diploma. King County as a whole  
1358 has a higher rate of jobs with a college graduate or higher level of education in incorporated jurisdictions  
1359 compared to unincorporated King County.<sup>146</sup>  
1360

1361 **Table 3: Wages by Education in King County and Washington State**

Education Level	King County Hourly	Washington State Hourly	King County Salary	Washington State Salary
<b>Less than high school diploma</b>	\$27.57	\$23.73	\$57,337.76	\$49,356.55
<b>High school diploma or equivalent</b>	\$30.40	\$26.44	\$63,236.62	\$54,992.52
<b>Some college but no degree</b>	\$36.17	\$30.44	\$75,230.48	\$63,305.29
<b>Associate degree</b>	\$39.15	\$33.21	\$81,434.94	\$69,087.10
<b>Bachelor's degree</b>	\$50.60	\$43.25	\$105,244.82	\$89,957.92
<b>Master's degree</b>	\$53.83	\$46.91	\$111,973.24	\$97,566.48
<b>Doctoral or professional degree</b>	\$62.59	\$56.79	\$130,178.72	\$118,117.44

1362  
1363 *Race and Ethnicity of Workforce*  
1364 The stark difference in wages between different sectors in King County explains, in part, the income gaps  
1365 between different races and ethnicities. The wages shown in Figure 53 are an average of all workers within  
1366 an industry, including managers and lower-level employees, by race, which may skew the data for industries  
1367 with larger gaps between workers within the same industry. In King County, Asian and White households  
1368 have the highest median incomes, largely because the top sectors that employ Asian and White people  
1369 have high wages. The top five sectors that employ White workers have an average monthly salary for White  
1370 workers that range from \$5,916 to \$23,297, while the top five sectors that employ Black workers have an  
1371 average monthly salary for Black workers that range from \$3,957 to \$5,642.<sup>147</sup>  
1372

1373 As shown in Figure 53, even within the same sector, people of different races earn different average  
1374 monthly salaries. The retail trade and health care/social assistance sectors are the top two sectors that  
1375 employ White, Black, American Indian or Alaska Native, and Multi-Racial workers. The retail trade is the  
1376 second most common job sector for Asian workers. Health care/social assistance is the second most  
1377 common sector for Native Hawaiian or Other Pacific Islander workers. Asian and White workers make a  
1378 monthly average wage of \$13,602 and \$8,633 in the retail trade, respectively, whereas Multi-Racial, Black,  
1379 and American Indian or Alaska Native earn a monthly average wage of \$6,410, \$5,902, and \$5,561,  
1380 respectively. White workers and Multi-Racial workers earn on average \$5,961 and \$5,152 monthly in the  
1381 health care/social assistance sector compared to American Indian or Alaska Native, Native Hawaiian or  
1382 Other Pacific Islander, and Black workers who earn on average \$4,238, \$4,228, and \$4,210 monthly in the  
1383 same sector, respectively.

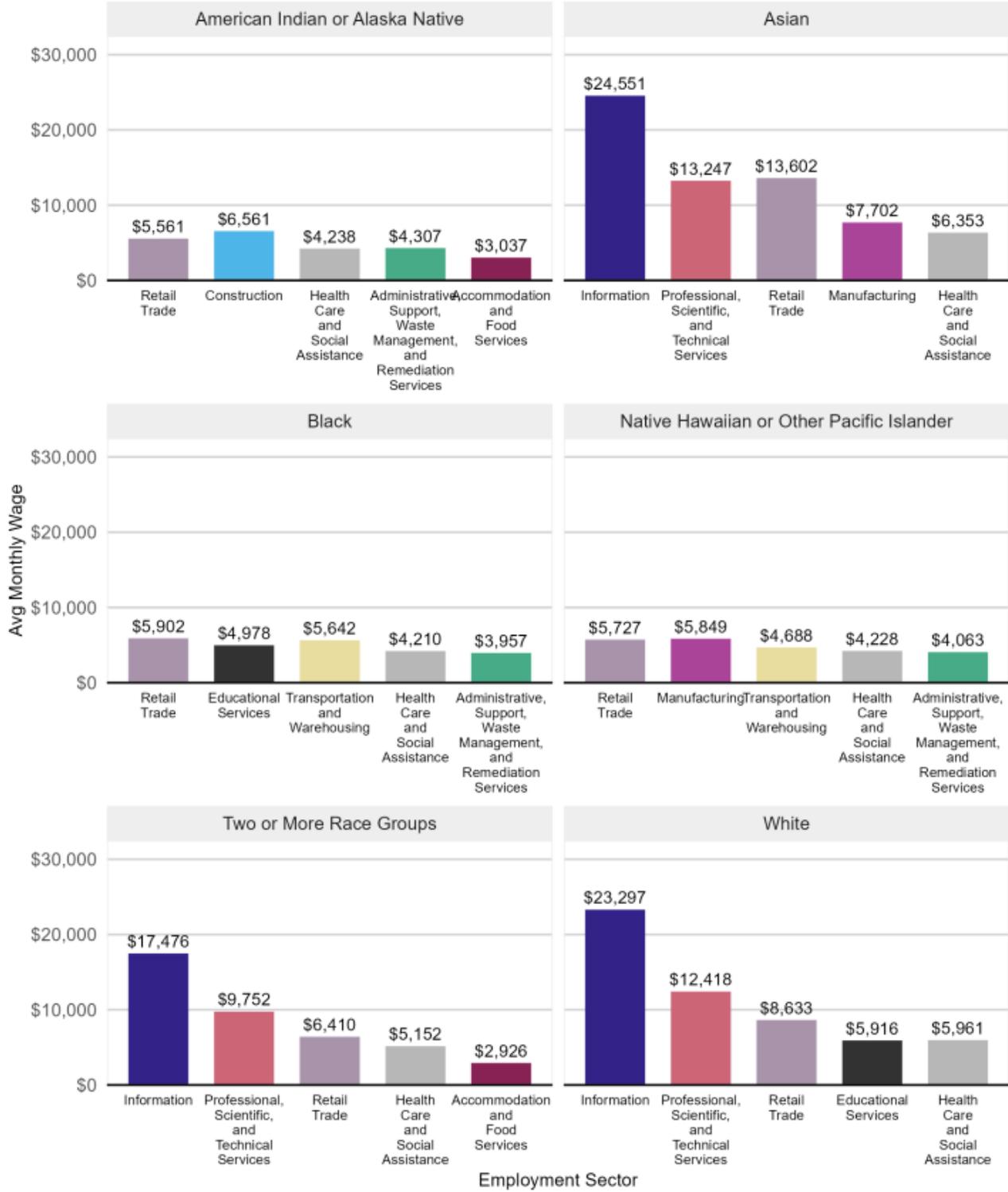
<sup>145</sup> Washington State Employment Security Department. (July 2022). *Wages by education level, July 2022*. [\[link\]](#)

<sup>146</sup> King County Office of Performance, Strategy, and Budget. (2022). *2022 Comprehensive Plan Performance Measures Report*. [\[link\]](#)

<sup>147</sup> U.S. Census Bureau, Center for Economic Studies, LEHD. (2022). *QWI Explorer*. [\[link\]](#)

1384

**Figure 53: Average Monthly Wages by Employment Sector and Race**  
Only Five Most Common Employment Sectors For Each Race Shown



This plot displays the five most common employment sectors for each race. For each group these five sectors comprise from 49-67% of workers.

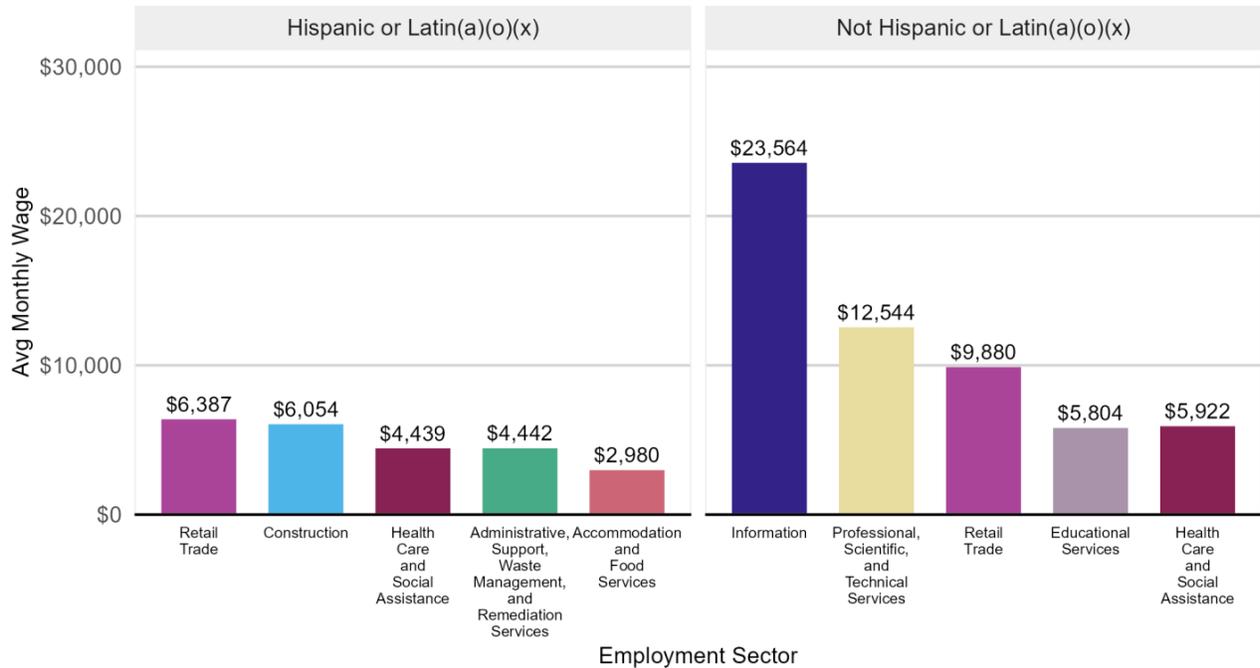
1385  
1386

Source: U.S. Census Bureau, Center for Economic Studies, LEHD. (2022). QWI Explorer.

1387 As shown in Figure 54, there is also a significant wage gap between Hispanic or Latin(a)(o)(x) workers and  
 1388 Non-Hispanic or Latin(a)(o)(x) workers in King County. The top two sectors for both Hispanic or Latin(a)(o)(x)  
 1389 and Non-Hispanic or Latin(a)(o)(x) workers in King County are the retail trade and health care and social  
 1390 assistance. Hispanic or Latin(a)(o)(x) workers earn significantly less than Non-Hispanic or Latin(a)(o)(x)  
 1391 workers within the same sectors. Hispanic or Latin(a)(o)(x) workers earn an average monthly wage of \$6,387  
 1392 and \$4,439 in the retail and health care and social assistance sectors respectively, compared to Non-  
 1393 Hispanic or Latin(a)(o)(x) workers who earn a monthly wage of \$9,880 and \$5,922 respectively.<sup>148</sup>  
 1394

1395 **Figure 54: Average Monthly Wages in 2021 by Employment Sector and Ethnicity**

Only Five Most Common Employment Sectors For Each Ethnicity Shown



This plot displays the five most common employment sectors for each ethnicity. These five sectors comprise 53% of Hispanic or Latin(a)(o)(x) workers and 55% of workers who are not Hispanic or Latin(a)(o)(x).

1396 Source: U.S. Census Bureau, Center for Economic Studies, LEHD. (2022). QWI Explorer.  
 1397

1398 **Jobs to Housing Ratio**

1399 The number of jobs in King County increased approximately 30.1 percent from 1,099,720 jobs in 2010 to  
 1400 1,430,940 jobs in 2020. Over the same period, the number of housing units in King County increased 13.9  
 1401 percent, from 851,261 housing units in 2010 to 969,234 housing units in 2020. The jobs to housing ratio  
 1402 increased from 1.29 to 1.48 jobs per housing unit. In 2019, Puget Sound Regional Council measured a jobs  
 1403 to housing ratio for King, Kitsap, Pierce, and Snohomish counties as 1.35.<sup>149</sup> A ratio higher than 1.5 indicates  
 1404 there may be more workers commuting into the area due to a lack of housing.<sup>150</sup>  
 1405

1406 The number of jobs in unincorporated King County have increased by 25.8 percent, from 31,742 jobs in  
 1407 2010 to 39,939 jobs in 2020. The number of housing units in unincorporated King County has increased by  
 1408 four percent from 89,034 housing units in 2010 to 92,937 housing units in 2020. The jobs to housing ratio

<sup>148</sup> U.S. Census Bureau, Center for Economic Studies, LEHD. (2022). QWI Explorer. [\[link\]](#)

<sup>149</sup> PSRC Covered Employment Estimates. Housing data: US Census Bureau Decennial Census.

<sup>150</sup> U.S. Environmental Protection Agency, EnviroAtlas. (2021). *Employment to Housing Ratio*. [\[link\]](#)

1409 increased from 0.36 to 0.43 jobs per housing unit.<sup>151</sup> With the exception of the rural towns, rural  
 1410 unincorporated King County is much more likely to have housing than jobs. This contributes to the  
 1411 significant difference between the countywide and unincorporated King County jobs to housing ratio.

## 1412 Employment Trends and Projections

1413 The Washington State Employment Security Department (ESD) estimates King County will have 1,678,000  
 1414 nonfarm jobs in 2030, a 19.7 percent increase from the estimated 1,401,300 nonfarm jobs in 2020.<sup>152</sup> By  
 1415 2044, King County is projected to have over 1.9 million jobs. High-tech companies will likely remain the  
 1416 economic drivers of King County for the foreseeable future.<sup>153</sup> Most industries will grow annually over the  
 1417 next decade. The information industry will be the leading driver in employment growth, with a 4.36 percent  
 1418 and 3.57 percent average annual employment growth rate between 2020 to 2025 and 2025 to 2030  
 1419 respectively. The ESD projects the wholesale trade, manufacturing, and natural resources and mining  
 1420 industries will decrease in average annual employment growth rate between 2020 to 2025. The ESD  
 1421 projects the wholesale trade and manufacturing industries to have a slight increase in average annual  
 1422 employment growth rate in 2025 to 2030.<sup>154</sup>

1423  
 1424 As shown in Figure 55, over the next two decades, employment will increase in unincorporated King County  
 1425 at a slower rate than in King County as a whole. In 2044, unincorporated King County is projected to have  
 1426 42,483 total jobs, a 10.6 percent increase from the 38,425 unincorporated King County jobs in 2021.<sup>155</sup> The  
 1427 plurality of unincorporated King County jobs are service jobs (15,380). Unincorporated King County has a  
 1428 greater rate of resource and construction sector jobs (6,600) than the county as a whole due to the resource-  
 1429 based industries in the rural area. Public education sector jobs (6,070) are the third most common job in  
 1430 unincorporated King County.<sup>156</sup>

1431

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<sup>151</sup> PSRC Covered Employment Estimates. Housing data: US Census Bureau Decennial Census.

<sup>152</sup> Washington State Employment Department. (2022). *Occupational projections 2022*. [\[link\]](#)

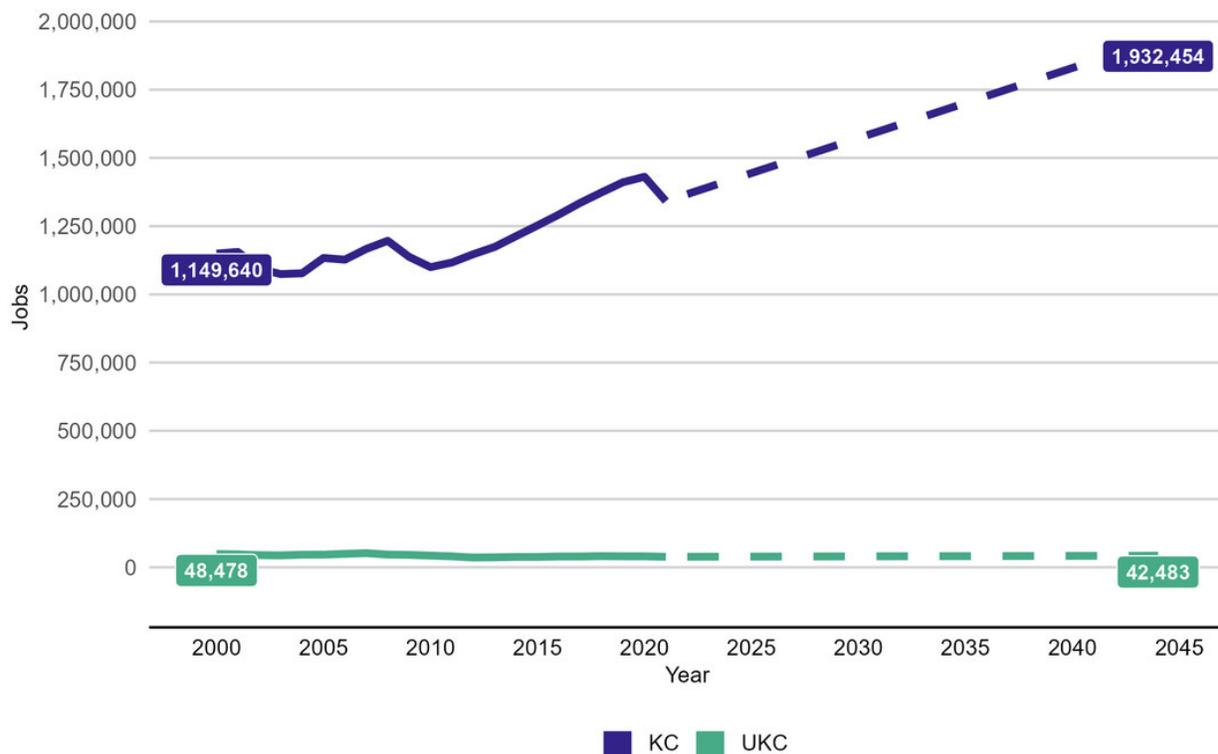
<sup>153</sup> Vedantam, K. (2022, November 18). Tech Layoffs in 2022: The U.S. Companies That Have Cut Jobs. *Crunchbase*. [\[link\]](#)

<sup>154</sup> Washington State Employment Department. (2022). *Occupational projections 2022*. [\[link\]](#)

<sup>155</sup> King County Ordinance 19384 (2021), amended by King County Ordinance 19553 (2022) and King County Ordinance 19660 (2023). [\[link\]](#)

<sup>156</sup> King County Comprehensive Plan Performance Measures Report. [\[link\]](#)

1432 **Figure 55: Actual and Forecasted Job Growth from 2000 to 2044 in King County and Unincorporated**  
1433 **King County**



1434  
1435 *Source: PSRC, Covered Employment Estimates. PSRC, Regional Macroeconomic Forecast. U.S. Census Bureau.*

1436 **IV. Housing Supply**

1437 **Section Summary**

1438 This section fulfills King County CPP H-3b, H-3c, and H-3e.

1439 CPP H-3b, H-3c, and H-3e require jurisdictions to:

1441 *Conduct an inventory and analysis in each jurisdiction of existing and projected housing needs of all*  
1442 *segments of the population and summarize the findings in the housing element. The inventory and analysis*  
1443 *shall include:*

- 1444 *b) Number of existing housing units by housing type, age, number of bedrooms, condition, tenure, and*  
1445 *area median income limit (for income-restricted units);*
- 1446 *c) Number of existing emergency housing, emergency shelters, and permanent supportive housing*  
1447 *facilities and units or beds, as applicable;*
- 1448 *e) Number of income-restricted units and, where feasible, total number of units, within a half-mile*  
1449 *walkshed of high-capacity or frequent transit service where applicable and regional and countywide*  
1450 *centers.*

1451 King County has a total of 952,344 housing units, with 89,296 in unincorporated King County.

1452 Approximately half of housing units in King County are single detached residences. In unincorporated King

1453 County, less than 10 percent of housing units are multiunit housing units.<sup>157</sup> Approximately 45 percent of  
1454 housing units in King County and 51 percent in unincorporated King County were built prior to 1980.<sup>158</sup>  
1455 Older housing is more likely to have physical problems and health risks associated with lead paint and  
1456 earthquake vulnerability.<sup>159,160,161,162</sup>  
1457

1458 Housing construction rates decreased significantly after 2000 compared to earlier decades in both King  
1459 County and unincorporated King County.<sup>163</sup> This is likely due in part to establishing the urban growth area  
1460 and the recession of 2008. Since 2011, large multiunit projects have made up a bulk of housing  
1461 construction.<sup>164</sup> The Washington State Office of Financial Management expects the number of housing units  
1462 to increase by approximately 25 percent and 10 percent in King County and unincorporated King County,  
1463 respectively, by 2044.<sup>165</sup>  
1464

1465 The housing vacancy rate for King County and unincorporated King County is about 5.5 percent lower than  
1466 the statewide rate of 6.5 percent and much lower than the countrywide rate of 10.5 percent.<sup>166</sup> A low  
1467 vacancy rate is likely to result in a more competitive and expensive housing market.  
1468

1469 Home prices increased by about 50 percent from 2016 to 2022 in King County, and the price of single  
1470 detached residences increased at the highest rate.<sup>167</sup> From 2015 to 2020, the median rent also in King  
1471 County increased by about 40 percent.<sup>168,169</sup> Median gross rent is unaffordable for people earning 50  
1472 percent of area median income and below. At the same time, most income-restricted units in  
1473 unincorporated King County are for households between 51 to 80 percent area median income.<sup>170</sup>

## 1474 General Housing Inventory

### 1475 *Housing units and vacancy*

1476 As of 2020, King County has 952,344 total housing units and unincorporated King County has 82,196  
1477 housing units.<sup>171</sup> King County has 391,715 and unincorporated King County has 13,894 total rental units.  
1478 Approximately 63.2 percent and 36.2 percent of unincorporated King County rentals are in urban and rural  
1479 areas, respectively.<sup>172</sup>  
1480

1481 The overall housing vacancy rate in both King County as a whole and unincorporated King County in 2020  
1482 was approximately 5.5 percent, lower than the statewide rate of 6.5 percent and nearly half the countrywide  
1483 rate of 10.5 percent. Figure 56 shows the rental vacancy rate from 2005 to 2019 in King County. The rental  
1484 vacancy rate has fluctuated over the past two decades. The rental vacancy rate decreased 31.7 percent from  
1485 2005 to 2019 (6 percent to 4.1 percent). A low vacancy rate is likely to result in a more competitive and  
1486 expensive housing market. The rental vacancy rate in King County and unincorporated King County is  
1487 slightly lower than the overall vacancy rate (4.99 percent and 4.24 percent, respectively). The vacancy rate in

<sup>157</sup> Washington State Office of Financial Management. (2022). *April 1 official population estimates*. [\[link\]](#)

<sup>158</sup> U.S. Department of Housing and Urban Development. (2021). *Housing Stock by Tenure and Year Built, CHAS 2014-2018*.

<sup>159</sup> Centers for Disease Control and Prevention. (2022). *Lead in Paint*. [\[link\]](#)

<sup>160</sup> Centers for Disease Control and Prevention. (2021). *Populations at Higher Risk*. [\[link\]](#)

<sup>161</sup> Boiko-Weyrauch, A., "Seattle buildings."

<sup>162</sup> Washington Department of Natural Resources, "Modeling a Magnitude."

<sup>163</sup> PSRC Macroeconomic Forecast; Washington State Office of Financial Management, *Population and Housing Estimates*; and U.S. Census Bureau, *American Community Survey*.

<sup>164</sup> BERK Consulting, Inc., "*Affordable housing incentives analysis: North Highline and Skyway-West Hill*". [\[link\]](#)

<sup>165</sup> PSRC Macroeconomic Forecast; Washington State Office of Financial Management, *Population and Housing Estimates*; and U.S. Census Bureau, *American Community Survey*.

<sup>166</sup> U.S. Census Bureau. (2020). *Occupancy Status/Vacancy Rate, 5-year ACS 2016-2020*.

<sup>167</sup> Federal Reserve Bank of St. Louis. (2022). *Median Listing Price in King County, WA*. [\[link\]](#)

<sup>168</sup> U.S. Census Bureau. (2016). *Median Gross Rent by Bedroom Size, 5-year ACS 2011-2015*.

<sup>169</sup> U.S. Census Bureau. (2022). *Median Gross Rent by Bedroom Size, 5-year ACS 2016-2020*.

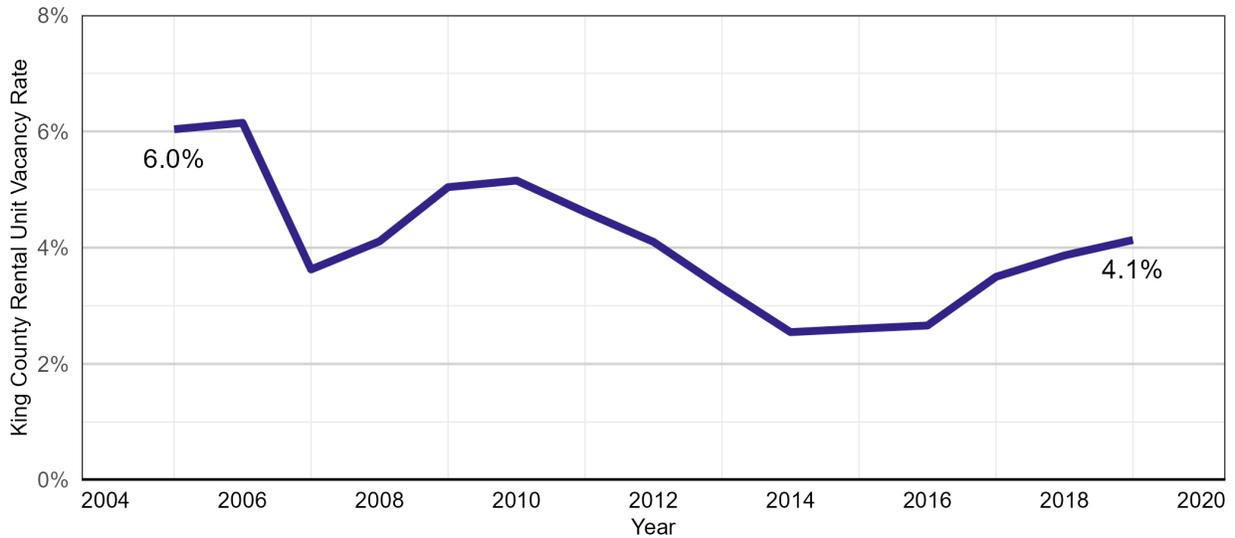
<sup>170</sup> King County. (2020). *King County Income-Restricted Housing Database*.

<sup>171</sup> U.S. Census Bureau. (2020). *Occupancy Status/Vacancy Rate, 5-year ACS 2016-2020*.

<sup>172</sup> U.S. Census Bureau. (2020). *Rental Unit Occupancy Status/Vacancy Rate, 5-year ACS 2016-2020*.

1488 rural unincorporated King County (6.35 percent) is about twice as high as the vacancy rate in urban  
 1489 unincorporated King County (3.01 percent).  
 1490

1491 **Figure 56: Rental Vacancy Rate in King County**



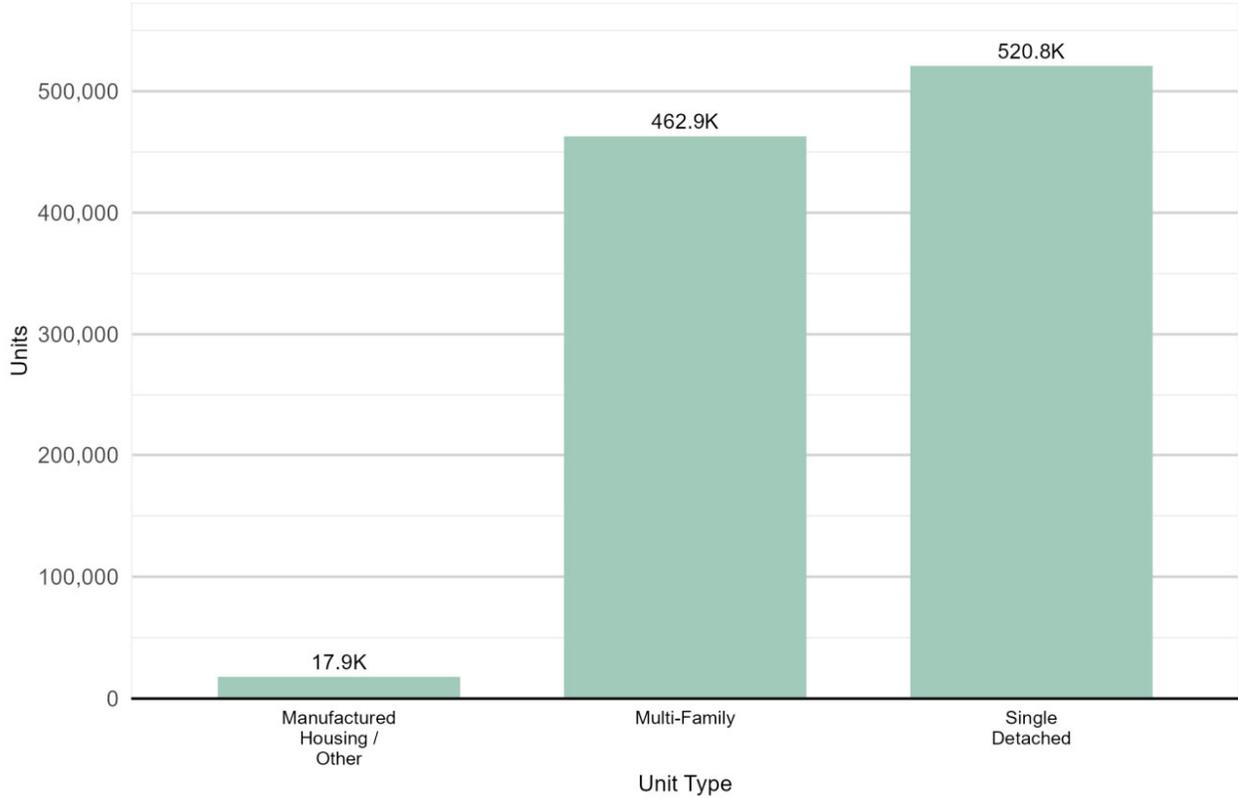
Rental unit vacancy rate is computed by dividing the number of vacant units for rent by the sum of the renter-occupied units, vacant units that are for rent, and vacant units that have been rented but not yet occupied. Seasonal/recreational use and migrant units that are vacant are not included as vacant units.

1492  
 1493 Source: U.S. Census Bureau. (2020). *Rental Vacancy Rate, 1-year ACS 2005-2019*.

1494 *Housing by type*

1495 Figure 57 shows the total housing units by type in King County in 2022. About half of housing units in King  
1496 County (52 percent) are single detached residences. Figure 58 shows the total housing units by type in  
1497 unincorporated King County in 2022. Housing units in unincorporated King County are overwhelmingly  
1498 single detached residences (84.9 percent).<sup>173</sup> Unincorporated King County has a higher rate of  
1499 manufactured housing and other types of housing units, such as recreational vehicles or boats (6.2 percent),  
1500 than housing units countywide (1.8 percent). Unincorporated King County has a significantly lower rate of  
1501 multiunit housing units (9.0 percent) compared to countywide (46.2 percent).  
1502

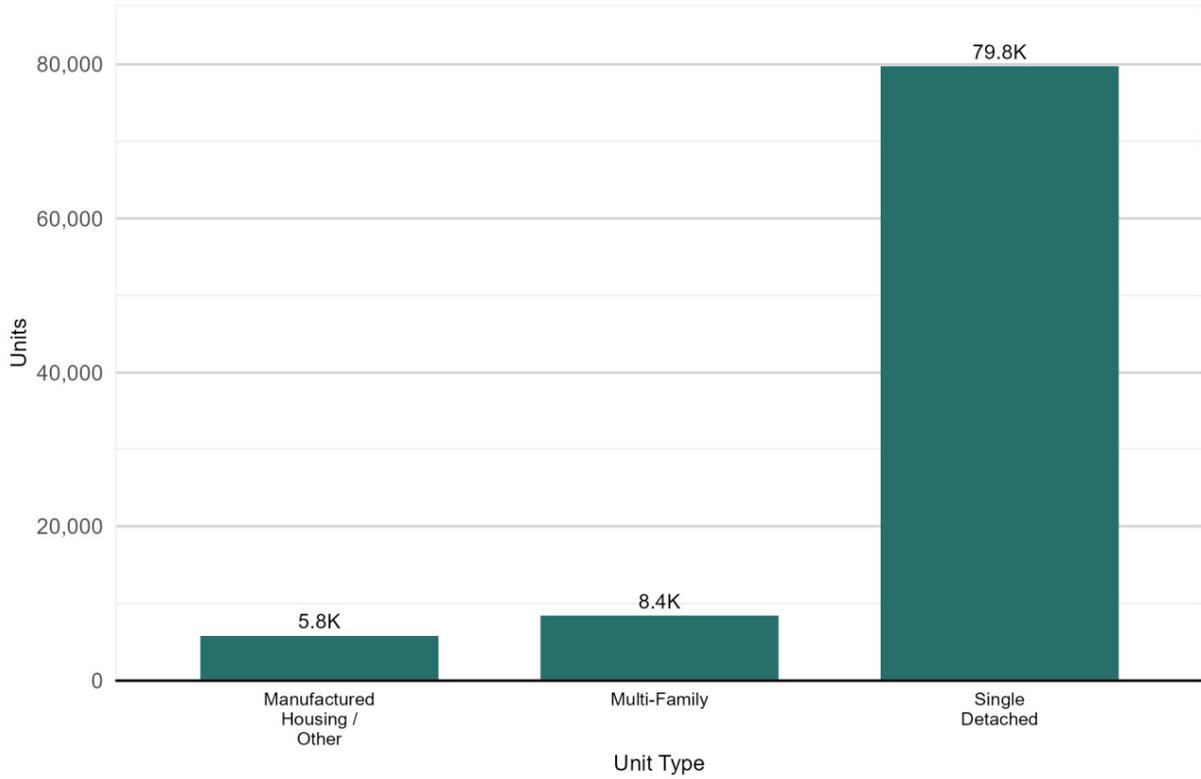
1503 **Figure 57: Total Housing Units by Type in King County**



1504 Source: Washington State Office of Financial Management. (2022). April 1 Postcensal Estimates of Housing Units.  
1505

<sup>173</sup> Washington State Office of Financial Management. (2022). April 1 Postcensal Estimates of Housing Units. [\[link\]](#)

1506 **Figure 58: Total Housing Units by Type in Unincorporated King County**

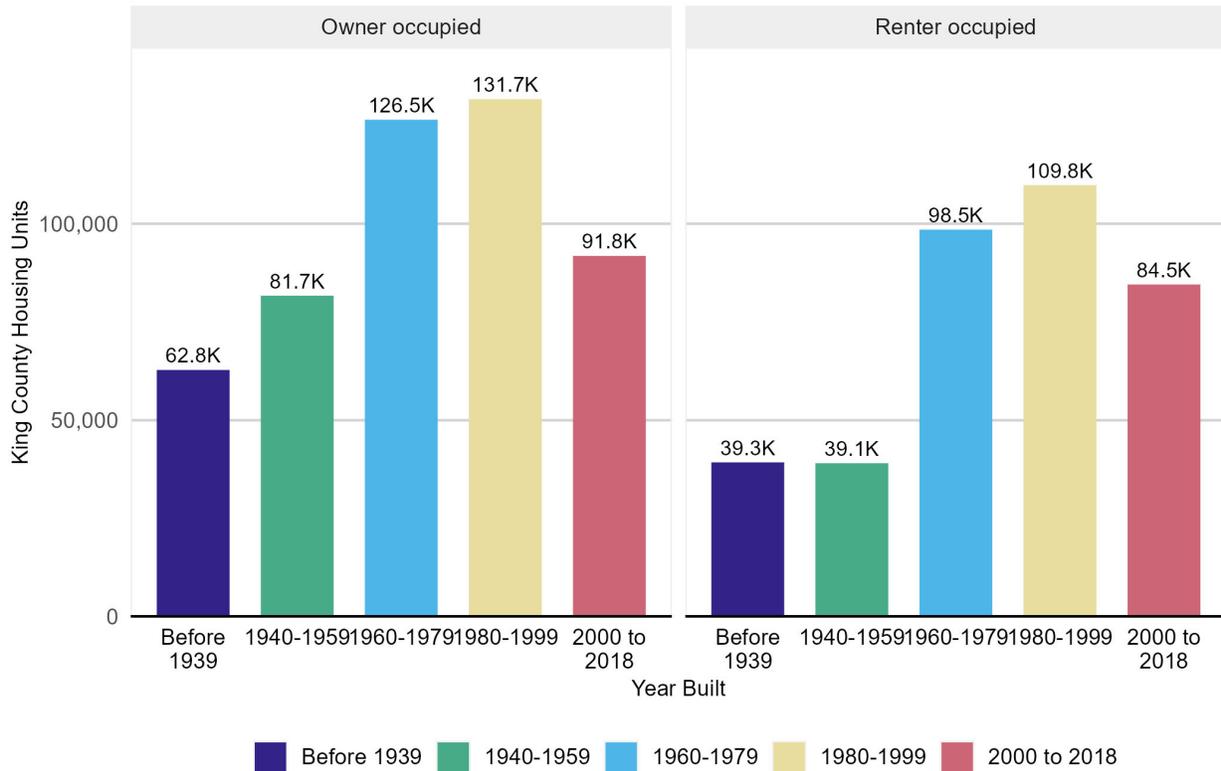


1507  
1508 Source: U.S. Department of Housing and Urban Development. (2021). *Housing Stock by Tenure and Year Built*, CHAS 2014-2018.

1509 *Housing Age and Condition*

1510 Figures 59 and 60 show the number of housing units built by tenure and over time in King County and  
 1511 unincorporated King County, respectively. Over half (53.9 percent) of all housing units in King County were  
 1512 built between 1960 and 1999. There was a 26.9 percent decrease in housing construction from 2000 to  
 1513 2018, compared to the previous two decades.<sup>174</sup>

1514 **Figure 59: Housing Units by Tenure and Year Built in King County**



1515 Source: U.S. Department of Housing and Urban Development. (2021). *Housing Stock by Tenure and Year Built, CHAS 2014-2018*.  
 1516

1517 Approximately 10.4 percent (89,601) of King County’s housing units are in unincorporated King County.  
 1518 Housing construction in unincorporated King County slowed significantly, more than the countywide  
 1519 construction rate, after 2000. Annexation of areas planned for growth is likely the primary factor in the  
 1520 housing construction reduction in unincorporated King County. This may be due to the reduced  
 1521 development capacity established as part of the Urban Growth Area, the Growth Management Act (GMA) in  
 1522 the rural unincorporated King County, and the recession of 2008.

1523  
 1524 Approximately 45.2 percent (32,302) and 50.7 percent (9,219) of housing units were built prior to 1980 in  
 1525 King County and unincorporated King County, respectively. Older housing units may have more physical  
 1526 problems than newer units due to wear and tear over the decades because most jurisdictions adopted  
 1527 modern building codes in the 1970s, with most regulations being uniformly implemented by 1980.<sup>175</sup>  
 1528 Housing built before 1978 is likely to have lead paint which can lead to health problems such as anemia,  
 1529 weakness, brain damage, and or death, especially for children.<sup>176, 177</sup> Older buildings are also vulnerable to  
 1530 extensive damage in an earthquake, with approximately 58 percent of King County buildings estimated to

<sup>174</sup> U.S. Department of Housing and Urban Development. (2021). *Housing Stock by Tenure and Year Built, CHAS 2014-2018*.

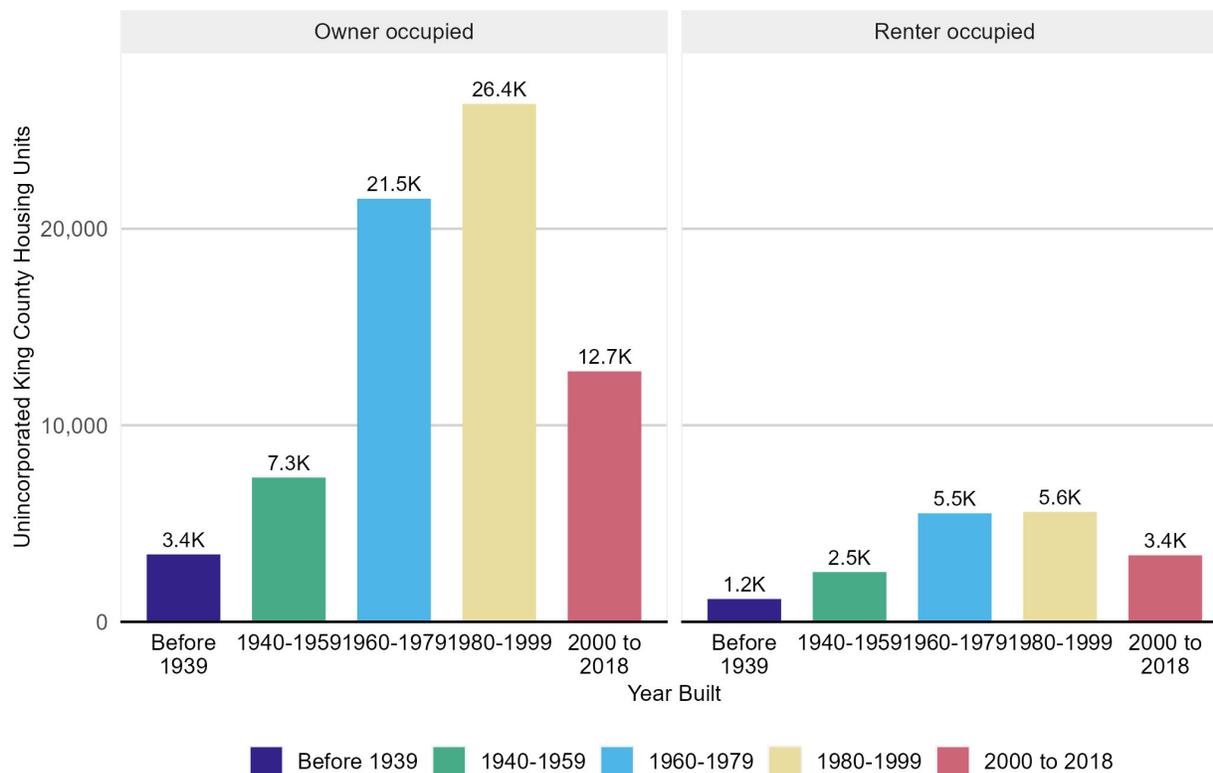
<sup>175</sup> Li, S. (2021). *Where is the Aging Housing Stock in the United States?* Freddie Mac. [link]

<sup>176</sup> Centers for Disease Control and Prevention. (2022). *Lead in Paint*. [link]

<sup>177</sup> Centers for Disease Control and Prevention. (2021). *Populations at Higher Risk*. [link]

1531 be damaged in a significant earthquake and approximately six percent of King County buildings expected  
1532 to completely collapse.<sup>178, 179</sup>  
1533

1534 **Figure 60: Housing Units by Tenure and Year Built in Unincorporated King County**



1535  
1536 Source: U.S. Department of Housing and Urban Development. (2021). *Housing Stock by Tenure and Year Built, CHAS 2014-2018*.

1537 *Housing size*

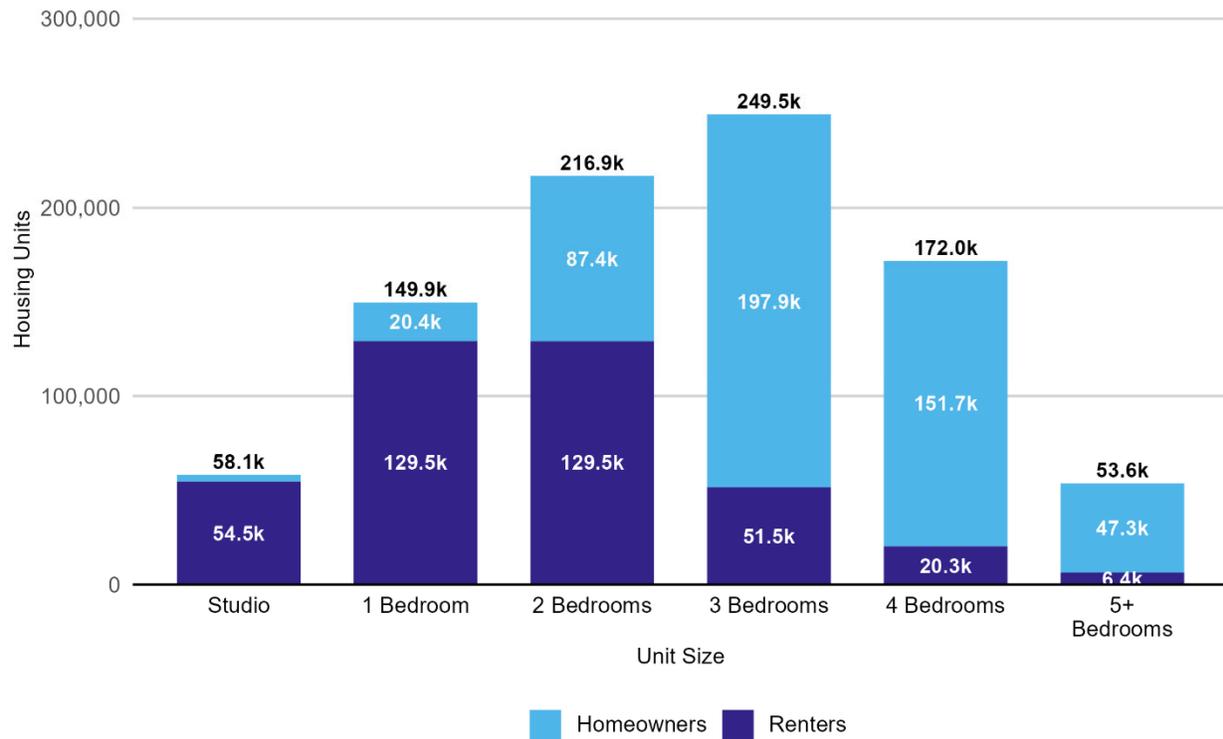
1538 As shown in Figure 61, smaller housing units in King County are much more likely to be rented than owned,  
1539 with 93.8 percent (54,542) and 86.4 percent (129,549) of studios and one-bedroom units occupied by a  
1540 renter household, respectively. The gap between renter and homeowner households in two-bedroom units  
1541 is smaller, with 59.7 percent (129,479) and 40.3 percent (87,421) of these units occupied by renters and  
1542 homeowners, respectively. Over three-quarters of three-, four-, and five or more-bedroom units are  
1543 occupied by homeowners.<sup>180</sup>  
1544

<sup>178</sup> Boiko-Weyrauch, A., "Seattle buildings."

<sup>179</sup> Washington Department of Natural Resources, "Modeling a Magnitude."

<sup>180</sup> U.S. Department of Housing and Urban Development. (2021). *Housing Units by Tenure and Unit Size, CHAS 2014-2018*.

1545 **Figure 61: King County Units by Tenure and Unit Size**

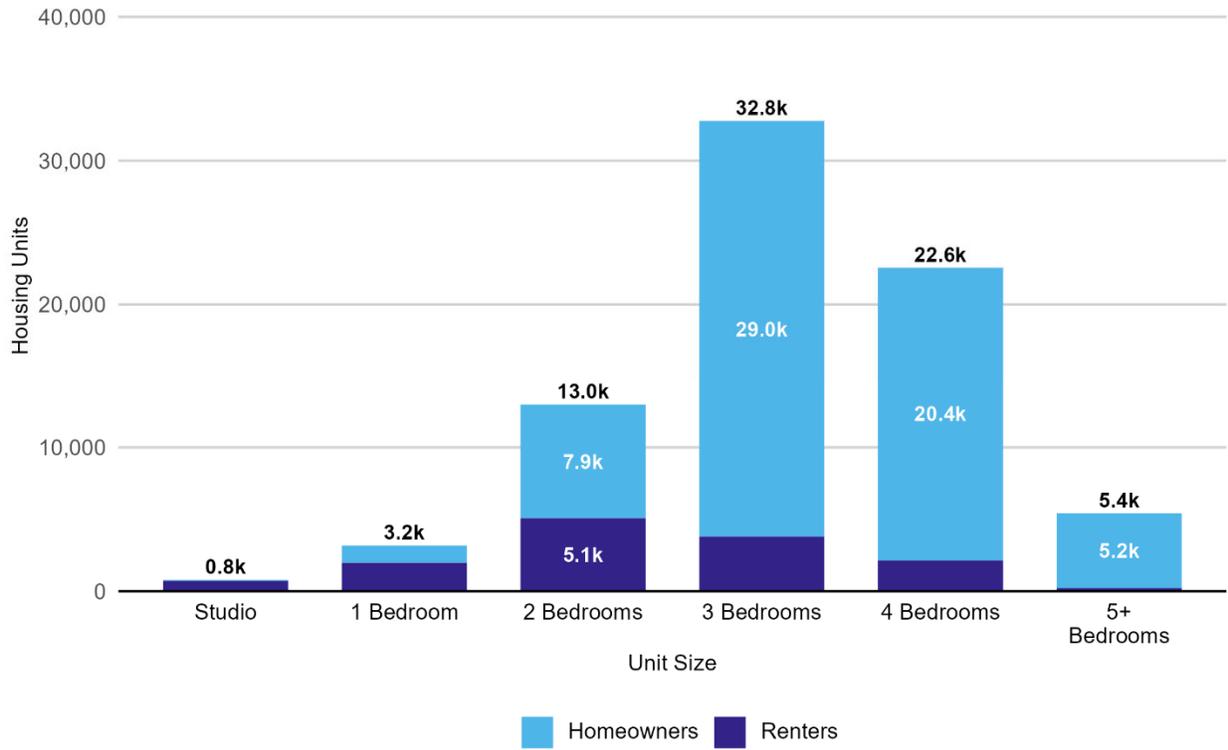


1546  
1547 Source: U.S. Department of Housing and Urban Development. (2021). *Housing Units by Tenure and Unit Size, CHAS 2014-2018*.

1548  
1549 These trends are also reflected in unincorporated King County, as shown in Figure 62. Over 90 percent (713)  
1550 of studios and 62 percent (1,969) of one-bedroom units in unincorporated King County are occupied by  
1551 renters. However, homeowners in unincorporated King County are more likely to occupy units with more  
1552 than one bedroom than in the county as a whole. In unincorporated King County, approximately 60.9  
1553 percent (7,903) of two-bedrooms, 88.4 percent (28,972) of three-bedrooms, 90.5 percent (20,421) of four-  
1554 bedrooms, and 96 percent (5,207) of units with five or more bedrooms are occupied by homeowners.<sup>181</sup>  
1555

<sup>181</sup> U.S. Department of Housing and Urban Development. (2021). *Housing Units by Tenure and Unit Size, CHAS 2014-2018*.

1556 **Figure 62: Housing Units by Tenure and Unit Size in Unincorporated King County**



1557  
1558 Source: U.S. Census Bureau. (2022). Housing Units by Tenure and Size, 5-year ACS 2016-2020.

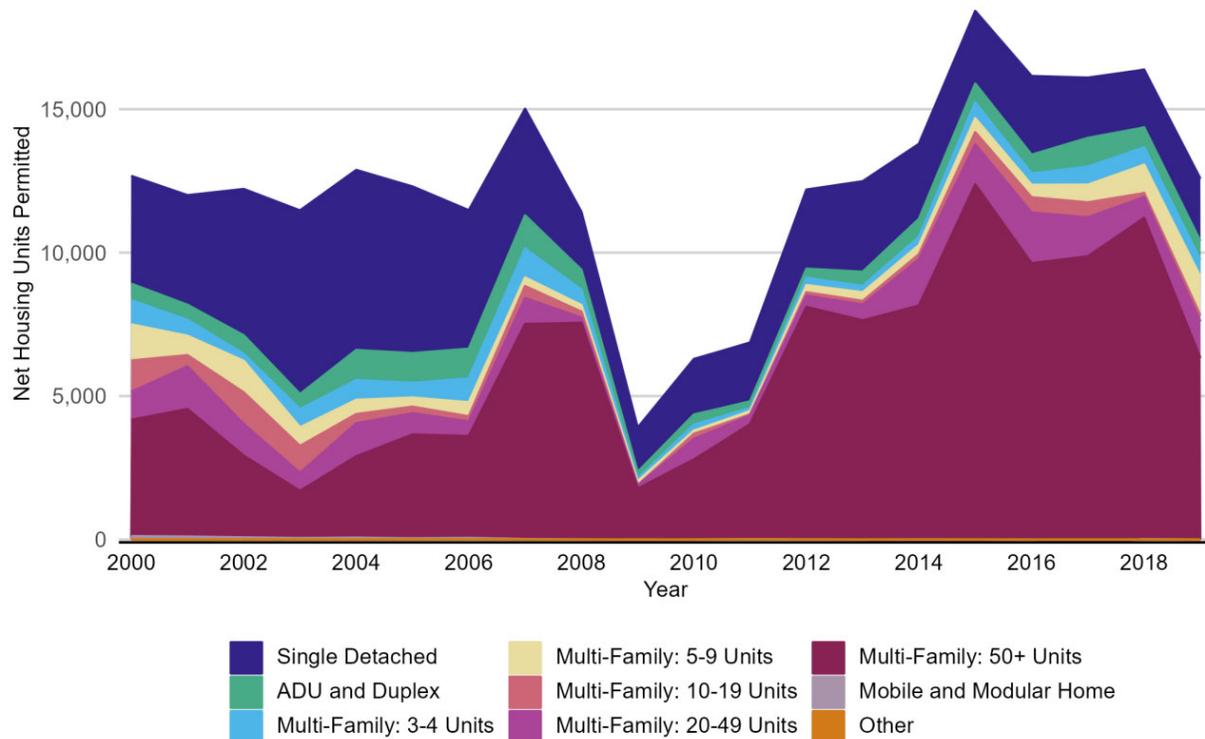
## 1559 Housing Market Conditions

### 1560 Housing production

1561 Housing construction in King County has changed since 2000, as shown in Figure 63 using Puget Sound  
1562 Regional Council Residential Building Survey data. In the first decade of the new millennium, housing  
1563 permits peaked in 2007, right before the 2008 economic crisis. The number of residential housing units  
1564 permitted significantly decreased during the Great Recession. Housing construction hit a low in 2009 but  
1565 recovered, peaking at the highest number in the past two decades in 2015. From 2016 to 2020, King  
1566 County jurisdictions issued approximately 85,294 residential building permits for new construction.<sup>182</sup> After  
1567 the Great Recession, single detached residences represented a smaller percentage of residential permitted  
1568 units than before the recession. Since 2009, the number of multiunit permitted properties with 50 or more  
1569 units increased significantly, becoming the dominant form of housing construction beginning in 2011. This  
1570 is likely due to multiple factors, including but not limited to<sup>183</sup>:

- 1571 • a reduction in available land for single detached residential housing projects;
- 1572 • a market response to major employment growth in the urban core of King County, which can only  
1573 accommodate significant increases in housing units through multiunit projects; and
- 1574 • larger multiunit projects often being more profitable than smaller projects.

1575 **Figure 63: Net Housing Units Permitted by Unit Type in King County, 2000 to 2020**



1576 Source: Puget Sound Regional Council. Residential Building Permit Survey, 2000-2020.  
1577

1578 Table 4 and Figures 64 and 65 show the number of housing units completed in King County and  
1579 unincorporated King County by type from 2020 to 2022. Approximately 62,357 residential buildings were  
1580

<sup>182</sup> University of Washington Center for Real Estate Research. (2022). *Permits and Completions*. [\[link\]](#)

<sup>183</sup> BERK Consulting, Inc., "Affordable housing incentives analysis: North Highline and Skyway-West Hill." [\[link\]](#)

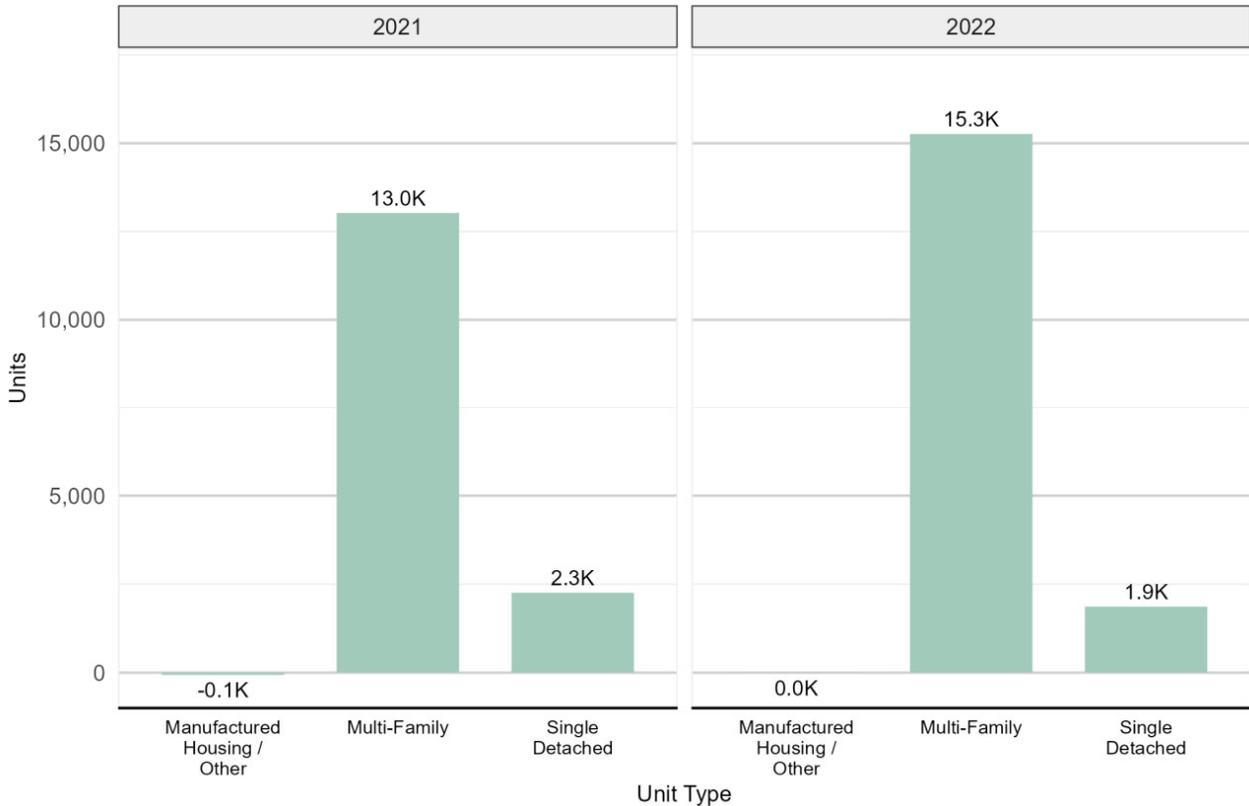
1581 constructed in King County between April 1, 2016, and April 1, 2021.<sup>184</sup> Since 2020, housing production in  
 1582 King County and unincorporated King County has shifted towards multiunit housing units, but single  
 1583 detached residences still make up a large portion of the housing units constructed in both jurisdictions.  
 1584 More manufactured housing units and other unit types have been demolished than constructed since 2020.  
 1585

1586 **Table 4: Total Housing Units Completed in King County and Unincorporated King County**<sup>185</sup>

Jurisdiction	2020-2021			2021-2022		
	Single Detached Residence	Multiunit	Manufactured Housing / Other	Single Detached Residence	Multiunit	Manufactured Housing / Other
King County	2,258	13,028	-63	1,864	15,262	-6
Unincorporated King County	351	190	-9	235	265	-13

1587  
 1588  
 1589

**Figure 64: Total Housing Completed by Type in King County**



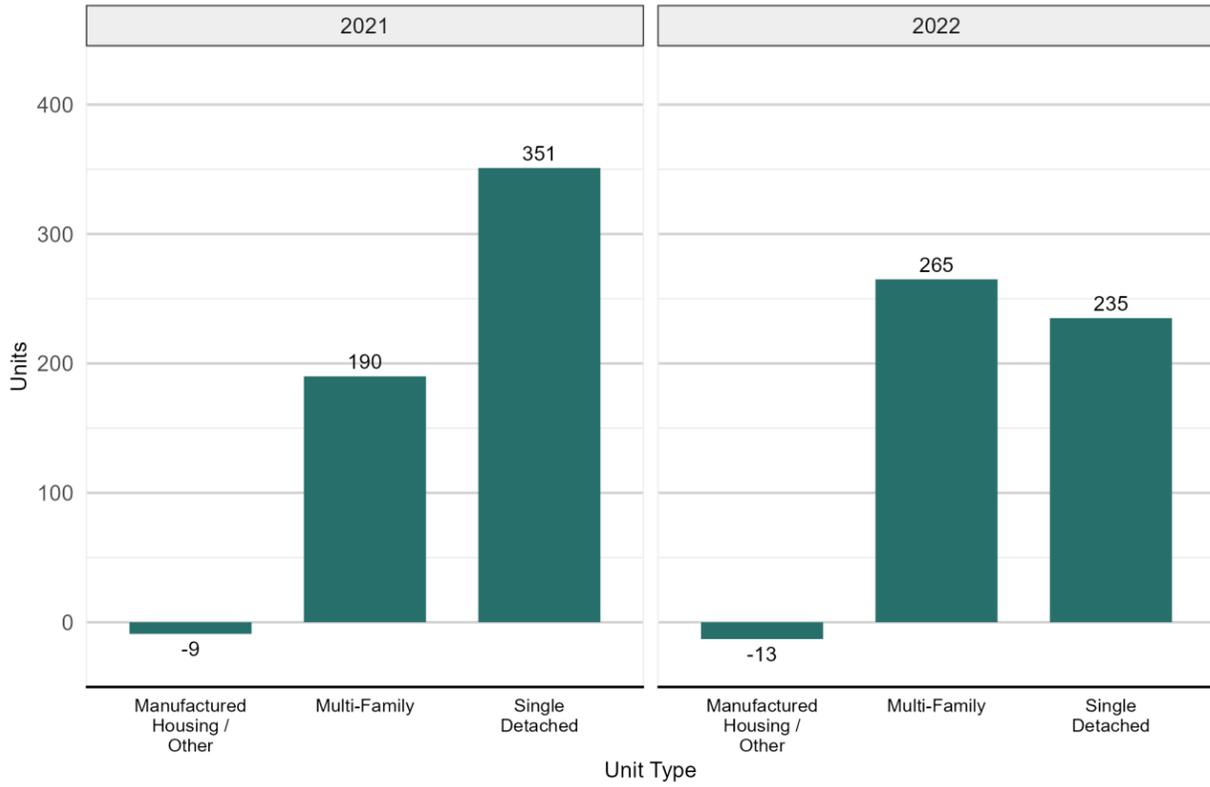
1590  
 1591

Source: Washington State Office of Financial Management. (2022). April 1 Postcensal Estimates of Housing Units.

<sup>184</sup> University of Washington Center for Real Estate Research. (2022). *Permits and Completions*. [\[link\]](#)

<sup>185</sup> Washington State Office of Financial Management. (2022). *April 1 Postcensal Estimates of Housing Units*. [\[link\]](#)

1592 **Figure 65: Total Housing Units Completed by Type in Unincorporated King County**



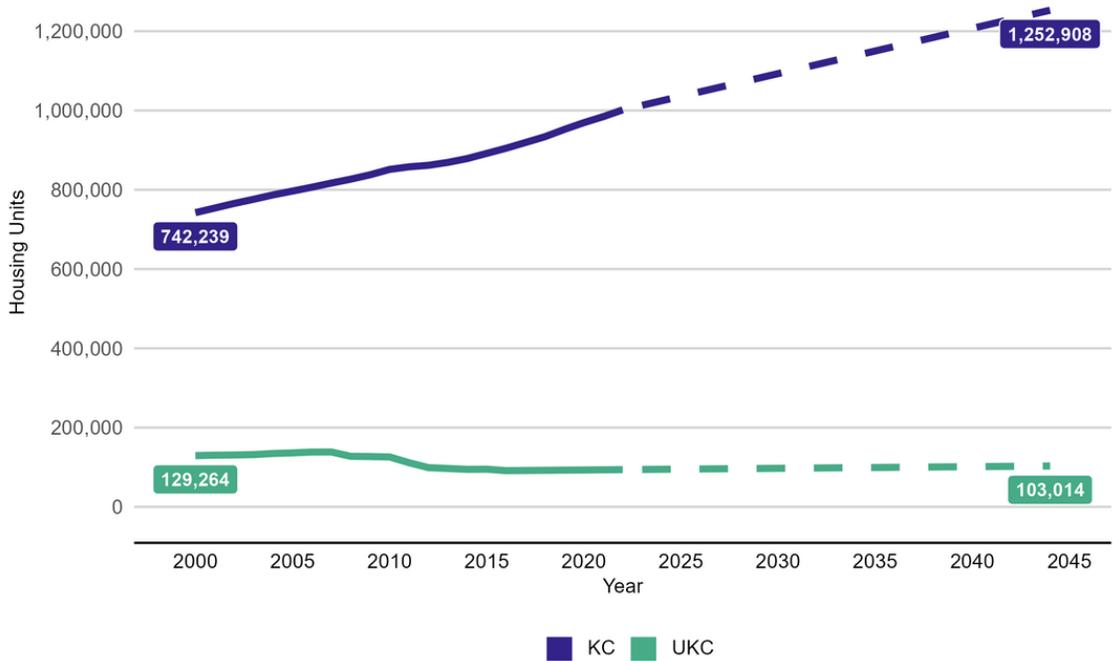
1593  
1594

Source: Washington State Office of Financial Management. (2022). April 1 Postcensal Estimates of Housing Units.

1595 *Forecasted housing growth*

1596 Figure 66 shows the actual and forecasted growth of housing units in King County. The Washington State  
1597 Office of Financial Management (OFM) projects the number of housing units in King County will increase  
1598 approximately 25.1 percent, from 1,001,577 housing units in 2022 to 1,252,908 housing units in 2044. The  
1599 OFM projects the number of housing units in unincorporated King County will increase approximately 9.6  
1600 percent, from 93,957 housing units to 103,014 housing units in 2044.<sup>186</sup> These projections do not take  
1601 annexation into account. It is possible that housing units decrease or stay stable over the next two decades  
1602 in unincorporated King County due to annexation. Housing growth in unincorporated King County will be  
1603 focused on urban areas to meet King County's environmental and climate goals and will account for four  
1604 percent of housing growth in King County.<sup>187</sup>

1606 **Figure 66: Actual and Forecasted Housing Growth in King County and Unincorporated King County**  
1607 **from 2000 to 2044**



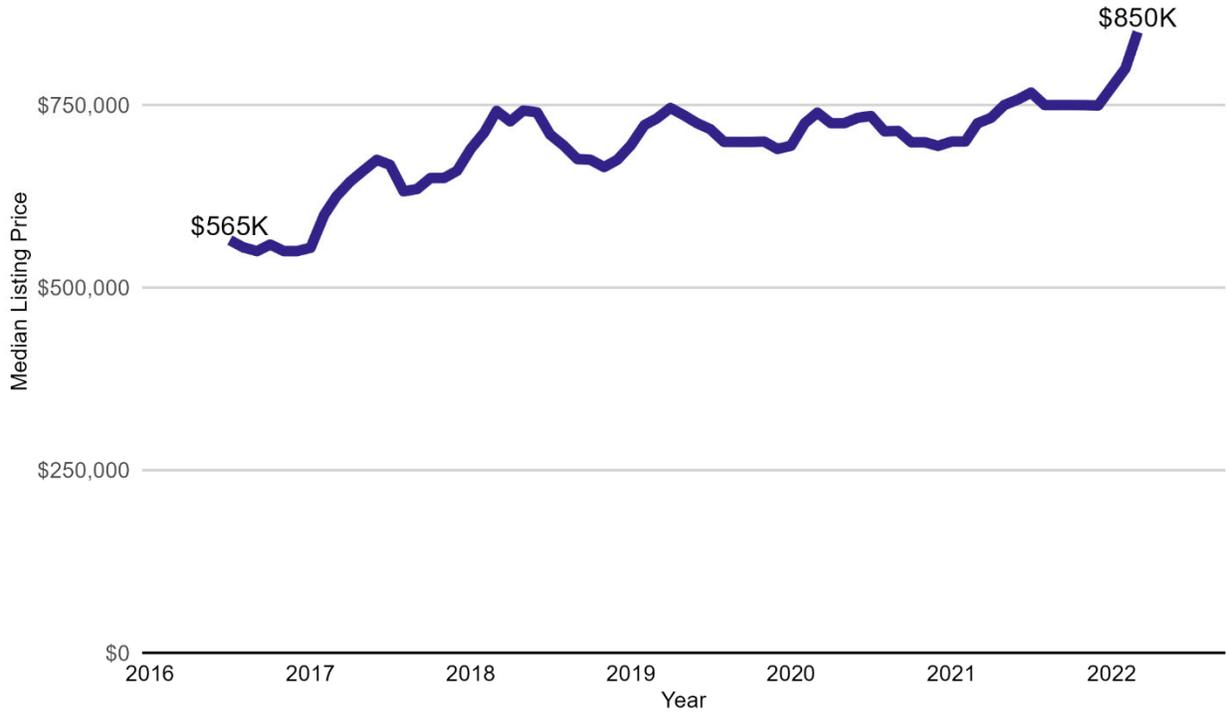
1608  
1609 *Source: Puget Sound Regional Council Macroeconomic Forecast; Washington State Office of Financial Management, Population*  
1610 *and Housing Estimates; and U.S Census Bureau, American Community Survey.*

<sup>186</sup> Washington State Office of Financial Management, *Population and Housing Estimates*.  
<sup>187</sup> King County 2022 Comprehensive Plan Performance Measures Report. [\[link\]](#)

1611 Housing Costs

1612 As shown by Figure 67, the median price for a home in King County has increased dramatically since 2016;  
1613 the median home listing price increased by about 50 percent between July 2016 and March 2022, from  
1614 \$565,000 to \$850,000. This significantly increases wealth for existing homeowners but puts homeownership  
1615 out of reach for many residents in King County. A 30-year mortgage for an \$850,000 home with a 20  
1616 percent down payment of \$170,000 and an interest rate of five percent would lead to a monthly payment of  
1617 about \$4,000, including property taxes and homeowners’ insurance. A household would need an income of  
1618 about \$160,000 per year for that monthly payment to be affordable, which is higher than the region’s overall  
1619 median family income of \$134,600.<sup>188</sup> Racial disparities in wages, as discussed in the Workforce  
1620 Characteristics section, contribute to the racial disparities in homeownership in the region.

1622 **Figure 67: Median Listing Price in King County**

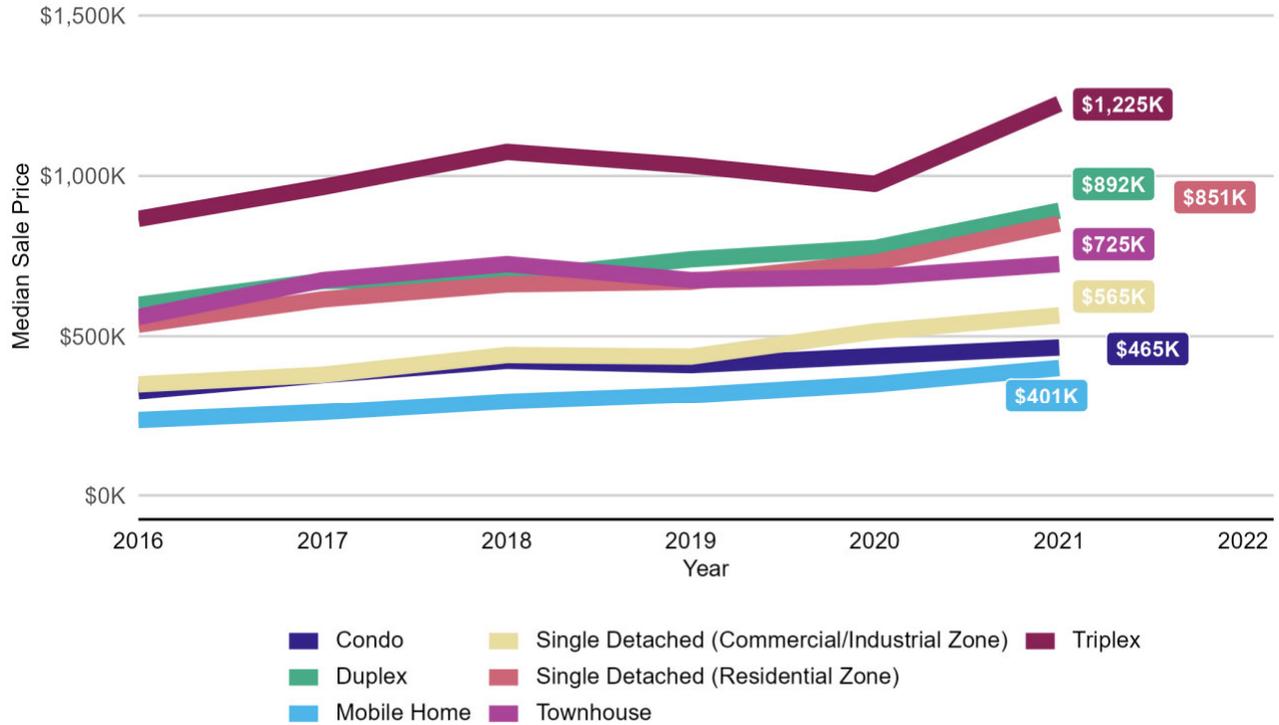


1623 Source: Federal Reserve Bank of St. Louis. (2022). Median Listing Price in King County, WA.  
1624

<sup>188</sup> U.S. Department of Housing and Urban Development. (2022). FY 2022 Income Limits Summary.

1625 Figure 68 shows that the sales prices of vacant single detached residences increased at the highest rate,  
 1626 more than doubling in price from 2016 to 2021. The sales prices for townhomes increased at the slowest  
 1627 rate, indicating that this housing type may become a more affordable option over time, but also has less  
 1628 potential for building wealth.<sup>189</sup> Figure 68 shows that triplexes are the most expensive property type; this  
 1629 figure measures the sale price of triplex buildings rather than units within a triplex.  
 1630

1631 **Figure 68: Median Sale price by Property Present Use in King County**



Only includes residential properties with sale or warranty deeds. Excludes properties that were sold through a quit claim deed. Present use types with less than 35 sales in a year are not included.

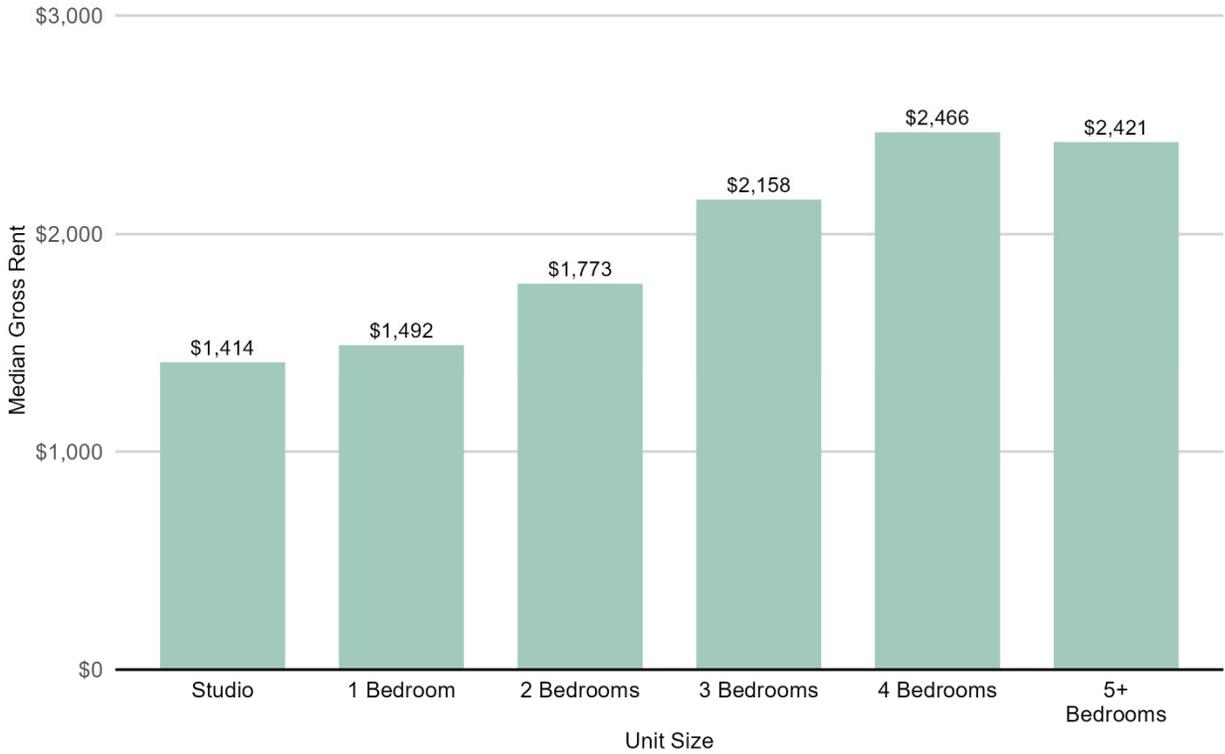
1632  
 1633 Source: King County Assessor’s Office, 2016 to 2021.

<sup>189</sup> King County Assessor’s Office, 2016 to 2021.

1634 *Rental rates*

1635 Figure 69 shows the median gross rent by unit size in King County. The median rent for a studio unit in King  
 1636 County is \$1,414. The most expensive units are four-bedrooms, with a median rent of \$2,466. It is not clear  
 1637 why five or more-bedroom rentals are slightly less expensive than four-bedroom units, but these units are  
 1638 less common, creating a larger margin of error.<sup>190</sup> Rentals with five or more bedrooms available for rent on  
 1639 Zillow are located throughout the county but heavily clustered around the University of Washington,  
 1640 indicating that these units are marketed towards students. Many landlords with large single detached  
 1641 residences in this area rent individual rooms out to students or put multiple students on one lease, with  
 1642 rents for each room ranging from \$900 to \$1,250, lower than the average rent of a studio. These rentals are  
 1643 also older buildings, pushing down the by-room rent compared to newer apartment buildings.<sup>191</sup>  
 1644

1645 **Figure 69: Median Gross Rent by Unit Size in King County**



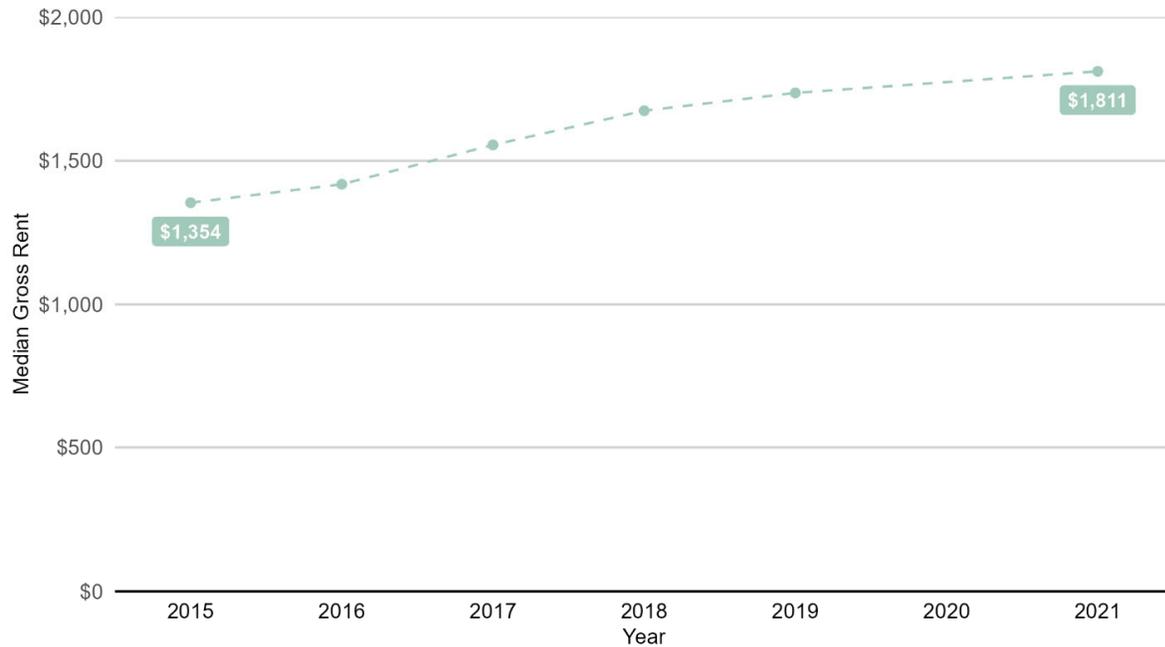
1646 *Source: U.S. Census Bureau. (2022). Median Gross Rent by Unit Size, ACS 2016-2020.*  
 1647

1648 The minimum wage in King County was \$14.49 per hour in 2022. This wage converts to an annual salary of  
 1649 about \$30,100 for someone working full-time, assuming paid or no vacation time.<sup>192</sup> Based on that income,  
 1650 an affordable monthly rent would be about \$750, about half the cost of the median one-bedroom  
 1651 apartment. A single person with an income of 50 percent of King County’s area median income in 2022  
 1652 (\$41,720) can afford a monthly rent of about \$1,040, almost \$400 less than the median gross rent for a  
 1653 studio apartment. A household of four with an income of 50 percent area median income (\$59,560) can  
 1654 afford a monthly rent of about \$1,490, about the median cost of a one-bedroom apartment.  
 1655  
 1656

<sup>190</sup> U.S. Census Bureau. (2022). *Median Gross Rent by Unit Size, 5-year ACS 2016-2020.*  
<sup>191</sup> Zillow. (Retrieved 2022, December 27). *Rental Listings.* [\[link\]](#)  
<sup>192</sup> Washington State Department of Labor & Industries. (2022). *Minimum Wage.* [\[link\]](#)

1657 Figure 70 shows the gross median rent in King County from 2015 to 2021. King County’s gross median rent  
1658 increased significantly in this time: 33.8 percent, from \$1,354 to \$ 1,811.<sup>193</sup>  
1659

1660 **Figure 70: Median Gross Rent in King County from 2015 to 2021**



1661 2020 data not available due to the impacts of the pandemic on ACS data collection.  
1662

Source: U.S. Census Bureau. (2022). *Median Gross Rent by Bedroom Size, 1-year ACS 2015-2021.*

1663 *Housing Affordability and Availability*

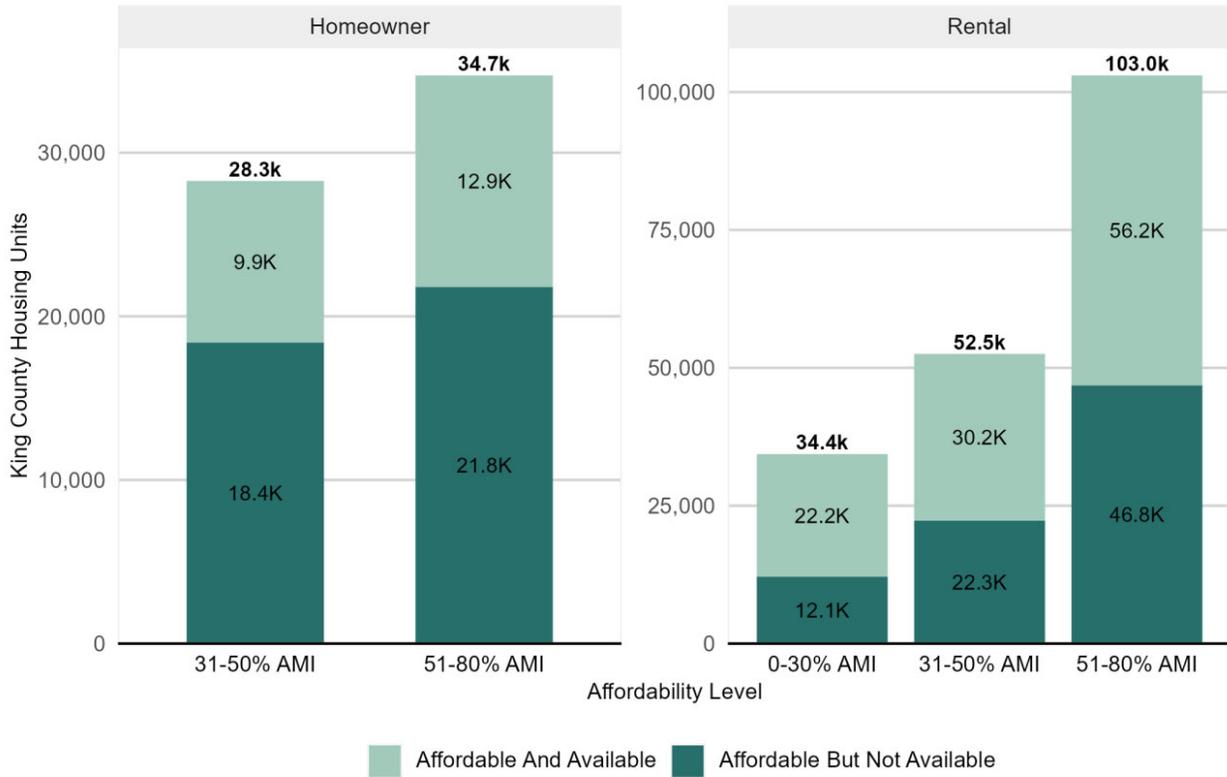
1664 Figure 71 shows the inventory of housing units that are affordable, but not available, and affordable and  
1665 available by tenure and income range, for King County. Units that are affordable, but not available mean  
1666 that the unit is occupied by a household at a higher income bracket than what the housing cost is affordable  
1667 to, such as a unit with rent affordable to households at or below 30 percent area median income occupied  
1668 by a household that earns the median income. Units that are affordable and available mean the unit is  
1669 occupied by a household at the same income bracket in which the unit is affordable to, such as a unit  
1670 affordable to households at or below 80 percent area median income occupied by a household in that  
1671 income bracket. The homeownership data does not include households with incomes less than or equal to  
1672 30 percent area median income because it is such a small subset of the population.

1673  
1674 The greatest disparity between number of households and units available in King County is for incomes at  
1675 or below 30 percent area median income. There are 81,250 cost burdened or severely cost burdened  
1676 households with incomes less than or equal to 30 percent area median income in King County, but only  
1677 22,235 units that are affordable and available to that population. Lower income households outnumber the  
1678 number of affordable and available units in unincorporated King County.<sup>194</sup> To account for down-renting,  
1679 there need to be more units than households in lower-income brackets to ensure every low-income  
1680 household can live in a unit affordable to their income.  
1681

<sup>193</sup> U.S. Census Bureau. (2022). *Median Gross Rent by Bedroom Size, 5-year ACS 2015-2021.*

<sup>194</sup> U.S. Department of Housing and Urban Development. (2021). *Units Affordable and Available in King County and Unincorporated King County, CHAS 2014-2018.*

1682 **Figure 71: Affordable and Available Units by Area Median Income and Tenure in King County**



1683  
 1684  
 1685

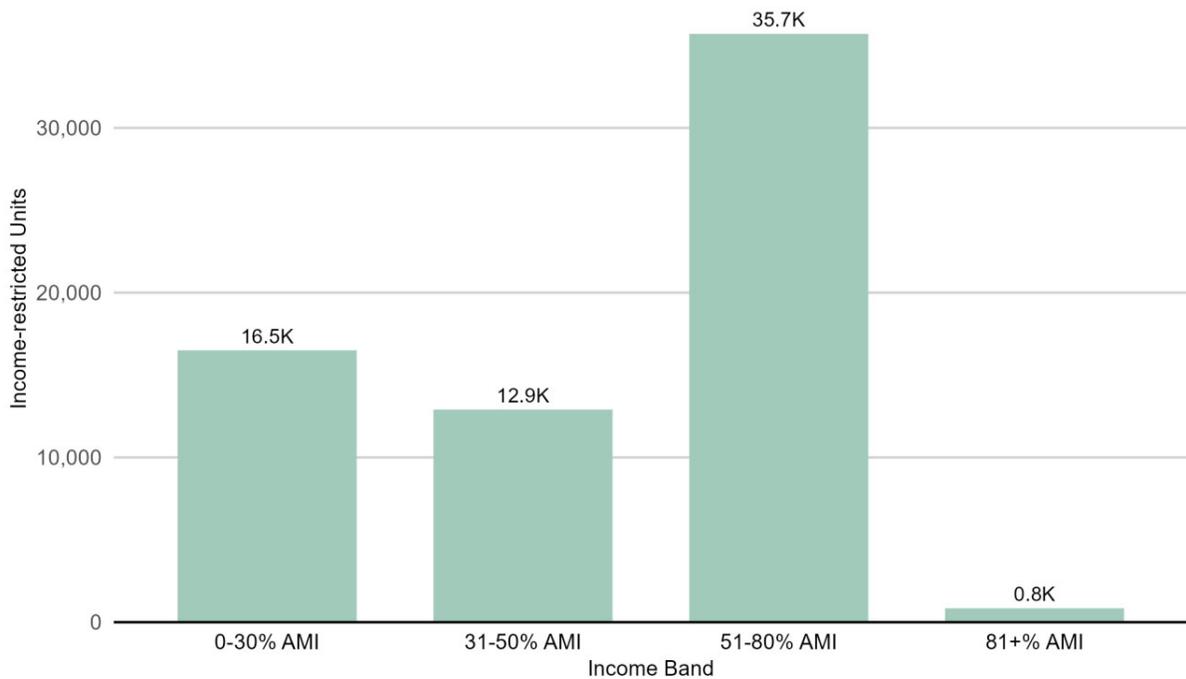
Source: U.S. Department of Housing and Urban Development. (2021). Units Affordable and Available in King County and Unincorporated King County, CHAS 2014-2018.

## 1686 Special Housing Inventory

### 1687 *Income-restricted housing*

1688 Figure 72 shows the number of income-restricted housing units in King County that are affordable to  
 1689 different income ranges. King County has about 65,900 income-restricted housing units, including  
 1690 permanent supportive housing, which is about 6.4 percent of all housing units in King County. Some units  
 1691 are produced through regulatory incentives, but the significant majority are funded through a mix of local,  
 1692 state, federal, and philanthropic funding, tax credits, private debt, and rent from residents. Generally, units  
 1693 restricted at or below 60 percent area median income are rental units, while units restricted to 60 to 100  
 1694 percent area median income are a mix of homeownership and rental units. Over half of King County  
 1695 income-restricted units are for households between 51 to 80 percent area median income. Approximately  
 1696 25 percent of income-restricted housing units serve households at or below 30 percent area median  
 1697 income.<sup>195</sup>  
 1698

1699 **Figure 72: Income-restricted Housing Units in King County**



Data current as of December 31, 2021. Includes homeownership units, care facilities, and group homes. Units in the development pipeline that were not yet in service at that time are not included.

1700  
1701

Source: King County Department of Community and Human Services. (2021). *King County Income-Restricted Housing Database*.

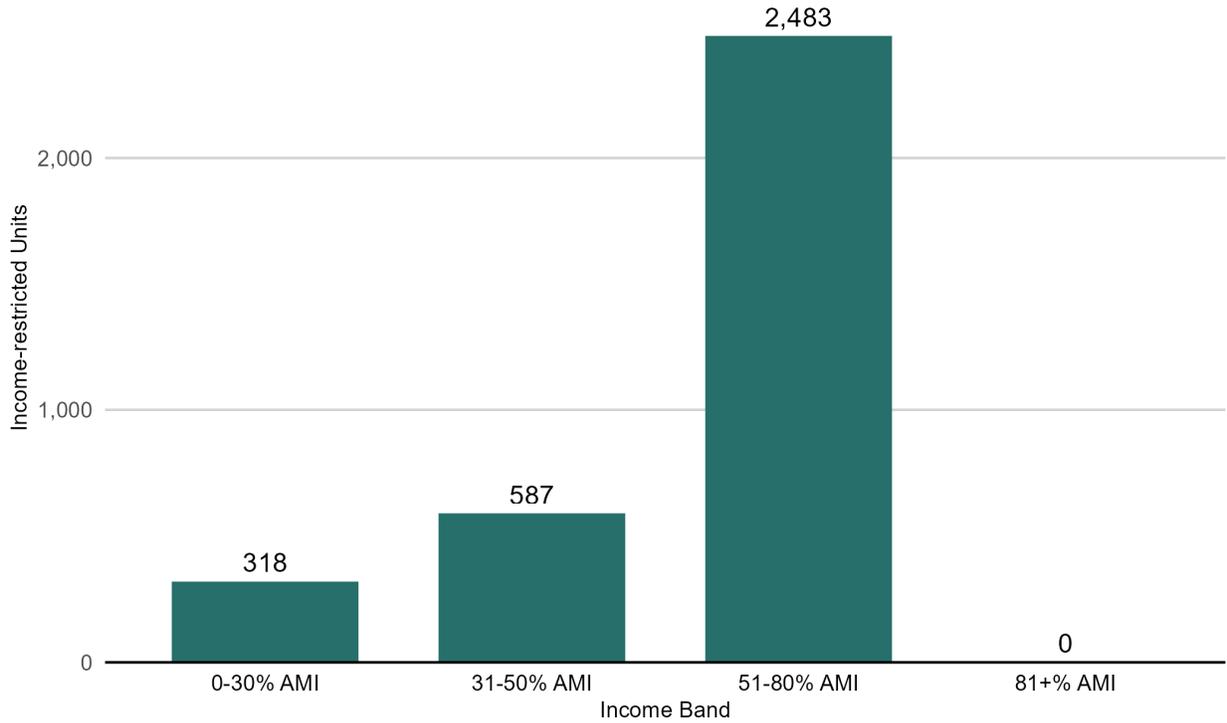
1702 Figure 73 shows the number of income-restricted housing units in unincorporated King County that are  
 1703 affordable to different income ranges. Unincorporated King County has approximately 3,388 units for  
 1704 households at 0 to 80 percent area median income. That makes up a significantly smaller portion of income-  
 1705 restricted units in unincorporated King County (9.4 percent) compared to King County as a whole (25  
 1706 percent). Approximately 73.3 percent of income-restricted units in unincorporated King County are for  
 1707 households between 51 to 80 percent area median income.<sup>196,197</sup>  
 1708

<sup>195</sup> King County Department of Community and Human Services. (2021). *King County Income-Restricted Housing Database*.

<sup>196</sup> King County. (2021). *King County Income-Restricted Housing Database*.

<sup>197</sup> U.S. Department of Housing and Urban Development. (2021). *Housing Units by Tenure and Unit Size, CHAS 2014-2018*.

1709 **Figure 73: Income-restricted Housing Units in Unincorporated King County**



1710 Data current as of December 31, 2021. Includes homeownership units, care facilities, and group homes. Units in the developr  
1711 *Source: King County Department of Community and Human Services. (2021). King County Income-Restricted Housing Database.*

1712 *Income restricted housing in unincorporated King County within ½ mile of transit and countywide centers*

1713 Of all income-restricted housing units in unincorporated King County, 49 percent, or 1,660 units, are  
1714 located within one half mile of frequent or high-capacity transit. The overwhelming majority of these units  
1715 are in North Highline and Skyway-West Hill. Maps 2 and 3 show the affordable housing projects within the  
1716 half mile walkshed in North Highline and Skyway-West Hill, respectively.  
1717

1718 The North Highline and Skyway Unincorporated Activity Centers are identified in the Countywide Planning  
1719 Policies as candidates for possible designation as "countywide centers," a new designation from Puget  
1720 Sound Regional Council's Regional Centers Framework, as of April 2023. In North Highline, Coronado  
1721 Springs Apartments, Coronado Springs Cottages, and Unity Village are in the current activity center, totaling  
1722 506 units. In Skyway, the Greentree Apartment Homes and Park Hill Apartments are in the activity center,  
1723 total 205 units.

1724 **Map 2: Income Restricted Housing in North Highline within 1/2 Mile Walkshed of Frequent Transit**

## NORTH HIGHLINE INCOME RESTRICTED HOUSING

In Unincorporated KC within a half mile of  
 High Capacity or Frequent Transit

- ◆ Income Restricted Housing
- High Capacity & Frequent Transit Stops
- Half Mile Walk-Shed of High Capacity & Frequent Transit Stops
- Residential Land in Unincorporated King County
- North Highline Community Service Area
- Urban Growth Area Boundary
- Incorporated City
- City in Rural Area
- Tribal Lands
- King County Boundary

**Data Sources:**

- King County Department of Local Services
- King County Department of Assessments
- King County Department of Natural Resources and Parks
- King County Office of the Executive: Performance, Strategy and Budget
- King County Department of Community and Human Services
- Puget Sound Regional Council

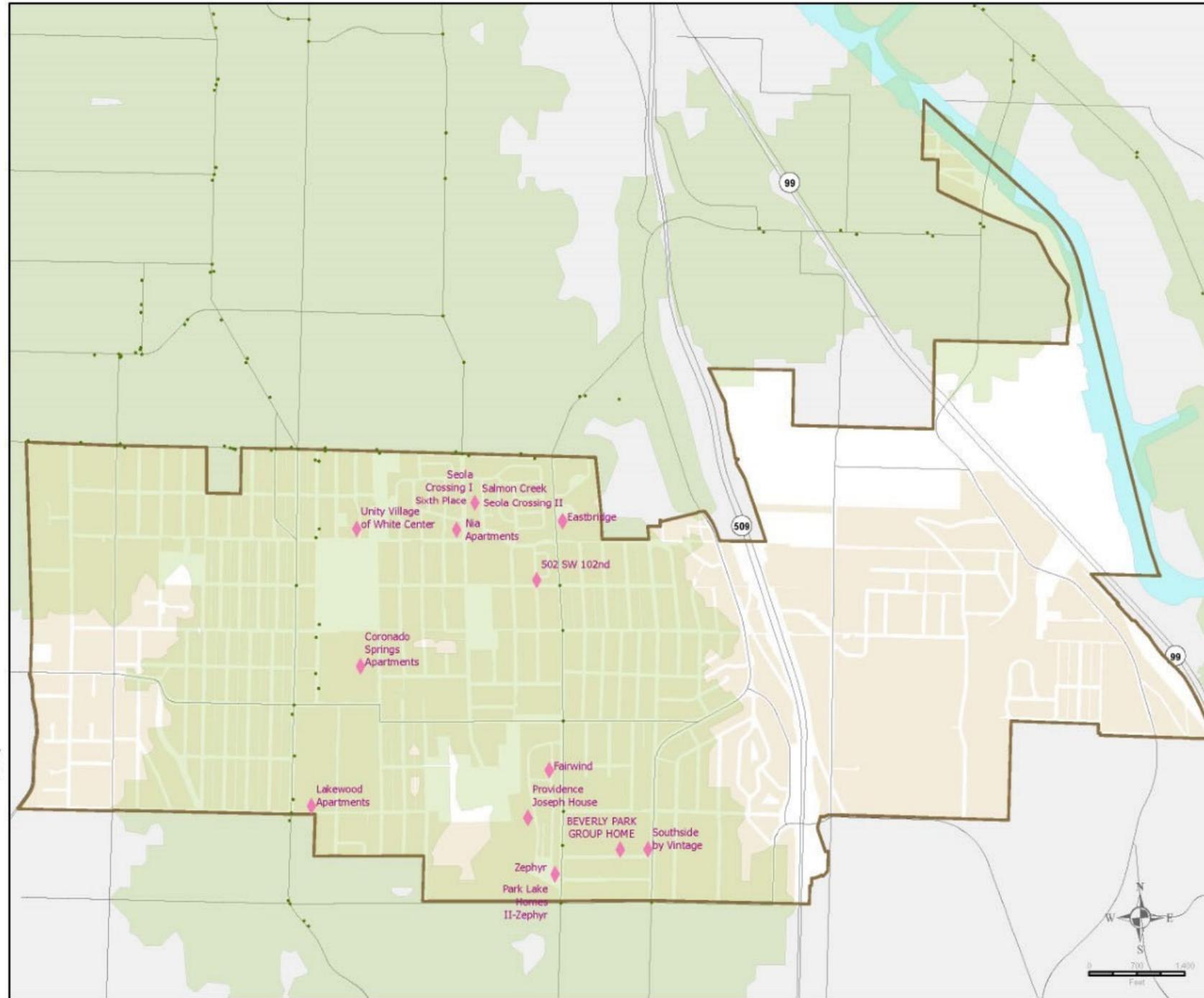
**Notes:**

- Residential zoned property in unincorporated KC carries any of the following zoning base zoning designations:
- R-24, R-18, CB, RB, O - High Density
- R-12, R-18 - Moderate Density
- R-1, R-4, R-6, R-8, NB, UR - Low Density
- A-10, A-35, RA-2.5, RA-5, RA-10 - Rural Density

**Properties with the following characteristics are not deemed Residential zoned property:**

- Owned by King County government and determined not to be feasible for housing
- Owned by the United States Forest Service
- Owned by Washington State Parks
- Owned by Washington State Department of Fish and Wildlife
- Owned by Vashon Park District
- Sending sites for the King County Transfer of Development Rights program
- Enrolled in the Farmland Preservation Program
- Have conservation easements owned by King County Parks
- Open water parcels that do not have a valid parcel number

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



1727 **Map 3: Income Restricted Housing in Skyway-West Hill within 1/2 Mile Walkshed of Frequent Transit**

### SKYWAY/WEST HILL INCOME RESTRICTED HOUSING

*In Unincorporated KC within a half mile of  
 High Capacity or Frequent Transit*

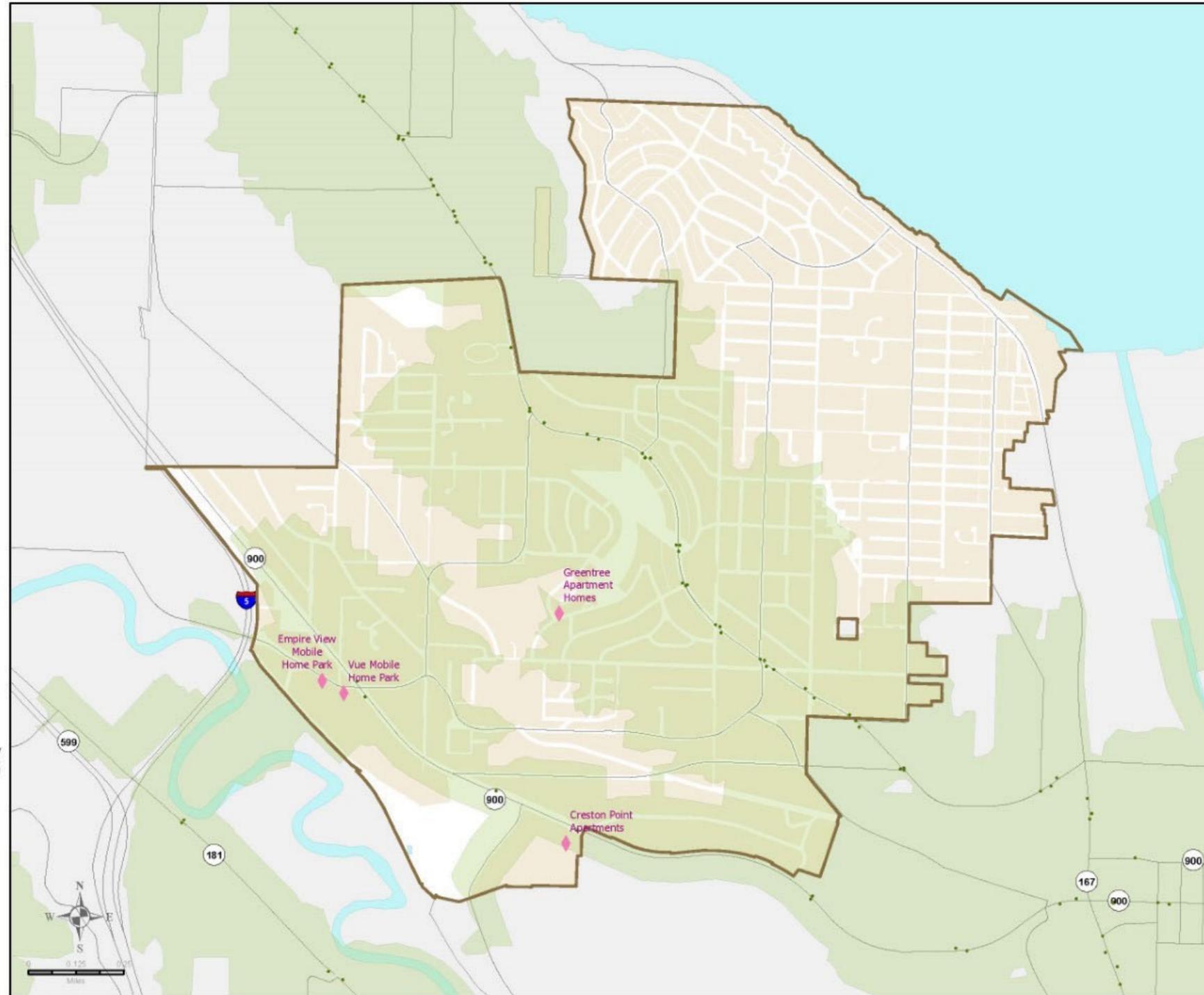
- ◆ Income Restricted Housing
- High Capacity & Frequent Transit Stops
- Half Mile Walk-Shed of High Capacity & Frequent Transit Stops
- Residential Land in Unincorporated King County
- Skyway/West Hill Community Service Area
- Urban Growth Area Boundary
- Incorporated City
- City in Rural Area
- Tribal Lands
- King County Boundary

**Data Sources:**  
 King County Department of Local Services  
 King County Department of Assessments  
 King County Department of Natural Resources and Parks  
 King County Office of the Executive, Performance, Strategy and Budget  
 King County Department of Community and Human Services  
 Puget Sound Regional Council

**Notes**  
 Residential zoned property in unincorporated KC carries any of the following zoning base zoning designations:  
 R-24, R-48, CB, RB, O - High Density  
 R-12, R-18 - Moderate Density  
 R-1, R-4, R-6, R-8, NB, UR, - Low Density  
 A-10, A-35, RA-2.5, RA-5, RA-10 - Rural Density

Properties with the following characteristics are not deemed Residential zoned property:  
 Owned by King County government and determined not to be feasible for housing  
 Owned by the United States Forest Service  
 Owned by Washington State Parks  
 Owned by Washington State Department of Fish and Wildlife  
 Owned by Yashon Park District  
 Sending sites for the King County Transfer of Development Rights program  
 Enrolled in the Farmland Preservation Program  
 Have conservation easements owned by King County Parks  
 Open water parcels that do not have a valid parcel number

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



**King County  
 GIS CENTER**

Date: 7/24/2022  
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1728  
 1729

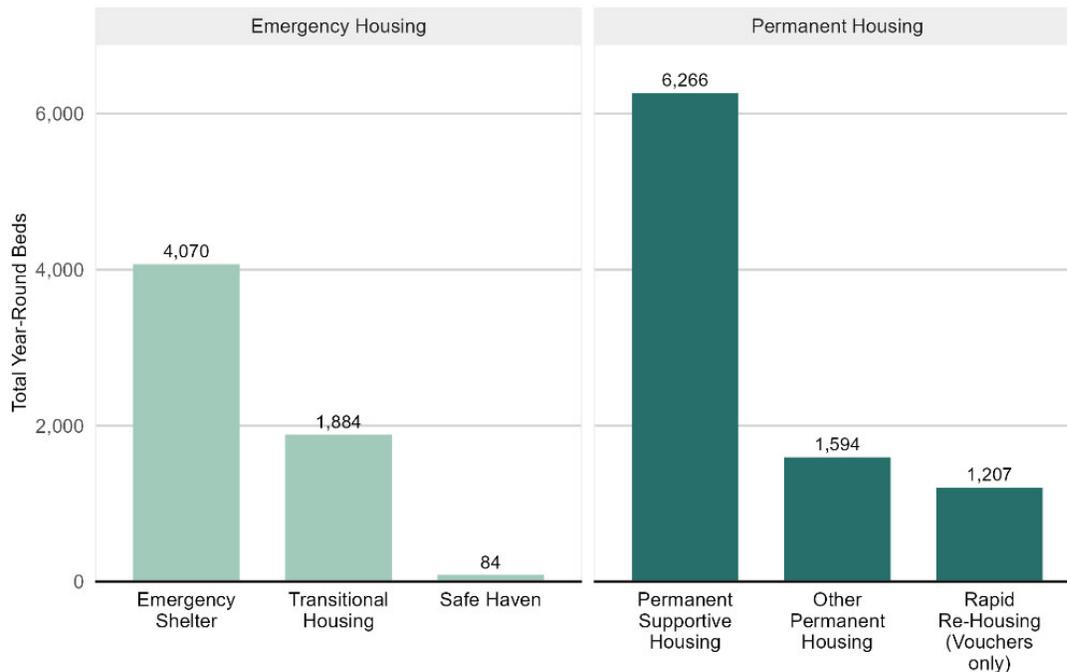
1730 *Permanent Supportive Housing*

1731 Many of the housing units reserved for the lowest income households are for households exiting  
1732 homelessness. King County has 6,266 housing units for permanent supportive housing,<sup>198</sup> which is a project  
1733 that offers permanent housing and services to households that are homeless on entry, where the individual  
1734 or a household member has a condition of disability, such as mental illness, substance abuse, chronic health  
1735 issues, or other conditions that create multiple and serious ongoing barriers to housing stability. King  
1736 County has 1,594 other permanent housing units that either do not require a member of the household to  
1737 have a disability or do not have additional services. Unincorporated King County does not have any  
1738 permanent supportive housing.  
1739

1740 *Emergency Shelter*

1741 In 2021, King County had approximately 6,038 year-round emergency housing beds, which consisted of  
1742 emergency shelter (4,070 beds), safe haven (84 beds), and transitional housing (1,884 beds), as shown in  
1743 Figure 74. Approximately 75 emergency housing beds are in unincorporated King County. Emergency  
1744 shelter provides temporary shelter for people experiencing homelessness, either for the general population  
1745 or for a specific population such as youth, families, and survivors of domestic violence. Safe haven beds are  
1746 for people experiencing homelessness with severe mental illness who have been unwilling or unable to  
1747 participate in services. Safe haven beds provide 24-hour residence for these individuals for an unspecified  
1748 period. Transitional housing provides temporary lodging, for no longer than 24 months, for people  
1749 experiencing homelessness with the goal of transitioning the household into permanent housing.<sup>199</sup>

1750 **Figure 74: Emergency Housing and Permanent Housing Inventory in King County**



1751  
1752 Source: U.S. Department of Housing and Urban Development. (2021). HUD 2021 Continuum of Care Homeless Assistance  
1753 Programs Housing Inventory Count Report.

<sup>198</sup> Permanent supportive housing units are included in the total number of income-restricted units in King County (61,821).  
<sup>199</sup> U.S. Department of Housing and Urban Development. (2021). FY 2022 HMIS Data Standards (Manual). [\[link\]](#)

1754 *Group Homes and Retirement Facilities*

1755 King County has 264 group homes and 208 retirement facilities. Unincorporated King County has seven  
1756 group homes and four retirement facilities. Approximately 2.7 percent of King County's group homes and  
1757 1.9 percent of retirement facilities are in unincorporated King County, based upon King County Assessor  
1758 data.<sup>200</sup>  
1759

## V. Racially Disparate Impact Analysis

1761 In alignment with requirements of the Washington State Growth Management Act, King County's  
1762 Countywide Planning Policies (CPPs), and the Puget Sound Regional Council VISION 2050, this analysis  
1763 documents and examines the local history of racially exclusive and discriminatory land use and housing  
1764 practices that lead to racially disparate housing outcomes for residents in unincorporated King County. This  
1765 section also analyzes current policies that could be perpetuating harms to Black, Indigenous, and People of  
1766 Color communities and identifies the 2024 Comprehensive Plan policy and code changes that are helping  
1767 to undo those harms as required by state law and the CPPs. Revised Code of Washington 36.70A.070(2)(e)  
1768 requires jurisdictions to identify "local policies, regulations, and practices that have resulted in racially  
1769 disparate impacts, displacement, and exclusion in housing, including: i) zoning that may have a  
1770 discriminatory effect; ii) disinvestment; and iii) infrastructure availability." This analysis also fulfills CPP H-5,  
1771 CPP H-3n, and CPP H-9.  
1772

1773 CPP H-5 requires jurisdictions to:

1774  
1775 *Document the local history of racially exclusive and discriminatory land use and housing*  
1776 *practices, consistent with local and regional fair housing reports and other resources. Explain the*  
1777 *extent to which that history is still reflected in current development patterns, housing conditions,*  
1778 *tenure, and access to opportunity. Identify local policies and regulations that result in racially*  
1779 *disparate impacts, displacement, and exclusion in housing, including zoning that may have a*  
1780 *discriminatory effect, disinvestment, and infrastructure availability. Demonstrate how current*  
1781 *strategies are addressing impacts of those racially exclusive and discriminatory policies and*  
1782 *practices. The County will support jurisdictions in identifying and compiling resources to support*  
1783 *this analysis.*  
1784

1785 CPP H-3n requires jurisdictions to:

1786  
1787 *Conduct an inventory and analysis in each jurisdiction of existing and projected housing needs of all*  
1788 *segments of the population and summarize the findings in the housing element. The inventory and*  
1789 *analysis shall include:*

- 1790 n) *Areas in the jurisdiction that may be at higher risk of displacement from market forces that*  
1791 *occur with changes to zoning development regulations and public capital investments.*  
1792

1793 CPP H-9 requires jurisdictions to:

1794  
1795 *Adopt intentional, targeted actions that repair harms to Black, Indigenous, and other People of*  
1796 *Color households from past and current racially exclusive and discriminatory land use and*  
1797 *housing practices (generally identified through Policy H-5). Promote equitable outcomes in*  
1798 *partnership with communities most impacted.*  
1799

---

<sup>200</sup> King County Assessor's Office. (2022). *Parcels with Present Use Defined as Group Home or Retirement Facilities*, King County and Unincorporated King County.

1800 This analysis also aligns with Puget Sound Regional Council's VISION 2050, which is the region's long-range  
1801 plan for growth. The vision for 2050 is to provide exceptional quality of life, opportunity for all, connected  
1802 communities, a spectacular natural environment, and an innovative, thriving economy.

1803  
1804 The first section within this analysis outlines historic government actions and policies with an explicit racial  
1805 discriminatory intent. The second section explores 20<sup>th</sup> and 21<sup>st</sup> century government policies and practices  
1806 that contribute to or create racially disparate outcomes in housing. The third section details displacement  
1807 occurring in unincorporated King County. The fourth section examines how current King County policies,  
1808 and the 2024 Comprehensive Plan updates, aim to undo past racially exclusive and discriminatory land use  
1809 and housing practices and identify where policies might be perpetuating harms to Black, Indigenous, and  
1810 People of Color communities.

1811  
1812 This analysis primarily focuses on urban unincorporated areas in King County because they have larger  
1813 populations and a higher concentration of Black, Indigenous, and People of Color communities than rural  
1814 unincorporated areas. Understanding the past and current policies that contribute to ongoing harms against  
1815 Black, Indigenous, and People of Color communities and racially disparate impacts in housing is critical to  
1816 identifying root causes and undoing these systemic injustices. However, this analysis does not analyze *all*  
1817 discriminatory policies and programs that existed in unincorporated King County, and rather represents a  
1818 best effort on the part of the County to analyze its policies for their contribution to racially disparate housing  
1819 impacts, displacement, and exclusion over the course of its history. Skyway-West Hill and North Highline are  
1820 referenced more often than other unincorporated areas in this section due to recent planning efforts such as  
1821 the Skyway-West Hill and the North Highline Anti-displacement Strategies Report, the North Highline  
1822 Community Service Area Subarea Plan, and the Skyway-West Hill Community Service Area Subarea  
1823 Plan.<sup>201,202</sup>

1824  
1825 Historically, private property owners, lending institutions, and federal, state, and local governments  
1826 implemented strategies to restrict access to housing and neighborhoods to people based on their race and  
1827 sometimes religion.<sup>203</sup> These strategies perpetuated racial segregation throughout the country, including in  
1828 unincorporated King County.<sup>204,205</sup> King County as a jurisdiction has both played a direct role in perpetuating  
1829 racially disparate outcomes, such as not enforcing the first open housing ordinance it passed, as well as not  
1830 always taking an explicit stand against these types of policies or reversing them, as shown in this section.

1831  
1832 This analysis uses terms such as Black, Indigenous, and People of Color, White, Black, Asian, and  
1833 Indigenous, when referring to racial groups today and in the past. Several historical texts cited in this  
1834 analysis use language to describe racial groups that are not appropriate today. These terms are used within  
1835 this section when pulling direct quotes and in citations.

## 1836 Historical Policies with an Explicit Racial Discriminatory Intent

1837 Public policies that have contributed to the racially disparate impact of the current housing crisis are rooted  
1838 in the explicitly racist practices of the early United States. Some of these policies and practices known to  
1839 have been enforced or practiced in unincorporated King County include Indigenous land dispossession, the  
1840 Alien Land Law, Japanese internment and incarceration, racial restrictive covenants, and discriminatory  
1841 lending practices that led to disproportionate access to homeownership. While federal, state, and local  
1842 governments outlawed many of these overtly racist housing practices in the twentieth century, their legacy  
1843 lives on through zoning, underinvestment in BIPOC neighborhoods, lack of annexation, lack of tenant  
1844 protections, and other land use patterns and practices.

1845

---

<sup>201</sup> King County Skyway-West Hill and North Highline Anti-displacement Strategies Report. (2021). [\[link\]](#)

<sup>202</sup> King County Ordinance 19555 (2022). [\[link\]](#)

<sup>203</sup> University of Washington's Seattle Civil Rights and Labor History Project (2004-2020). *Racial Restrictive Covenants*. [\[link\]](#)

<sup>204</sup> Rothstein, R. (2018). *The Color of Law*. New York, NY: Liveright Publishing Corporation.

<sup>205</sup> University of Washington's Seattle Civil Rights and Labor History Project (2004-2020). *Racial Restrictive Covenants*. [\[link\]](#)

1846 *Broken Treaties, Indigenous Expulsion, and Indigenous Land Dispossession (early 1800's - early 1900's)*

1847 The Puyallup, Muckleshoot, Snoqualmie, Suquamish, Tulalip, and Duwamish Indigenous tribes have lived  
 1848 and stewarded the lands, waters, and resources in and around King County since time immemorial.<sup>206</sup> Early  
 1849 settlers, people mostly of European descent who moved to the region with the intention to stay, arrived in  
 1850 the early 1800s. Upon arrival, they occupied land and consumed resources of importance to Indigenous  
 1851 communities, by claiming hunting and fishing rights and disrupting the tribes' way of living and impacting  
 1852 their survival.<sup>207</sup> Many of these actions violated rights that tribes had reserved unto themselves by terms of  
 1853 treaties with the U.S. including dislocating tribes from their lands.<sup>208,209</sup> The federal government perpetuated  
 1854 such violations by denying the signatory tribes their fishing and hunting rights in much of modern-day  
 1855 Washington State for over a century. The first "land laws" in Washington occurred in 1855 where U.S.  
 1856 government used treaties to restrict Indigenous people to reservations to use the rest of Washington  
 1857 territory for White settlements.<sup>210</sup>  
 1858

1859 The U.S. Congress enabled other forms of land acquisition through methods created by the Homestead Act  
 1860 and Dawes Act.<sup>211</sup> The Homestead Act in 1862 offered settlers "free" land that was acquired through  
 1861 coercive acts of Indigenous dispossession.<sup>212</sup> In 1865, the Seattle Board of Trustees banned Native people  
 1862 from Seattle for about two years after the passage of Ordinance 5.<sup>213,214</sup> In 1887 the federal government  
 1863 passed the Dawes Act,<sup>215</sup> allowing the government to divide Native reservations to individual tribal  
 1864 members with the intention to assimilate them as "responsible farmers."<sup>216</sup> It was not culturally relevant for  
 1865 many Indigenous communities to use land in this way, so they frequently either denied their allotments or  
 1866 used the land in ways the government deemed unsatisfactory. If Indigenous communities did not use their  
 1867 land in a way intended by the federal government, the federal government could determine Native families  
 1868 to be "incompetent" and take their allotted land. For example, the federal government took a significant  
 1869 amount of land from Port Madison Reservation, which had been created by the Treaty of Point Elliott in  
 1870 1855, through this process. By the early 1900's, the Port Madison Reservation became a "checkerboard"  
 1871 reservation with some land owned by the Suquamish and some land owned by non-Natives or the federal  
 1872 government, making building housing difficult. The federal government claimed part of this land and sold it  
 1873 to developers, who then used racial restrictive covenants to only allow for White homebuyers.<sup>217</sup>  
 1874

1875 By 1910, Seattle's settler population surged and about 1,000 to 3,000 Native people experienced  
 1876 homelessness, and some starved to death. Today, King County government exists on and exerts power over  
 1877 land that is expropriated from Indigenous people. Despite being the original stewards of this land, and  
 1878 bearing unfair treatment for centuries, Indigenous people continue to be uniquely burdened today.<sup>218</sup>  
 1879

1880 *Chinese Exclusion (1864-mid 1880s)*

1881 In 1864, the Washington Territory passed an alien land law that allowed non-citizens to own land, but this  
 1882 was designed to use White immigrants to displace Indigenous communities. During this time, Chinese

<sup>206</sup> Native Land Digital. (2023). *Native Land Map*. [\[link\]](#)

<sup>207</sup> Ishisaka, N. (2022, October 17). Why we should transfer 'land back' to Indigenous people. *The Seattle Times*.

<sup>208</sup> Governor's Office of Indian Affairs. *Treaty of Point Elliot, 1855*. [\[link\]](#)

<sup>209</sup> Governor's Office of Indian Affairs. *Treaty of Medicine Creek, 1854*. [\[link\]](#)

<sup>210</sup> Grant, N. (2021). *White Supremacy and the Alien Land Laws of Washington State*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

<sup>211</sup> Wilma, D (2000). *Dawes Severalty Act divides Indian reservations among individual members on February 8, 1887*. History Link. [\[link\]](#)

<sup>212</sup> Wilm, J. (2023). *Homesteading and Indigenous Dispossession*. American Panorama. [\[link\]](#)

<sup>213</sup> Ott, J. (2014). *Seattle Board of Trustees passes ordinance, calling for removal of Indians from the town, on February 7, 1865*. History Link. [\[link\]](#)

<sup>214</sup> King County (2015). *Reflecting on an act of discrimination: County Council recognizes Native American Expulsion Remembrance Day*. [\[link\]](#)

<sup>215</sup> Also referred to as the General Allotment Act

<sup>216</sup> Canby, W. C. (2019). *American Indian Law in a Nutshell*. 7<sup>th</sup> Edition 2020. pgs. 24-28.

<sup>217</sup> Reyna, L. (2023). Suquamish use federal cash to build housing, bring citizens back. *Crosscut*. [\[link\]](#)

<sup>218</sup> Land, T. (2020, November 9). For the Duwamish tribe, Seattle's first people, injustice echoes today. *King 5*. [\[link\]](#)

1883 populations and immigration grew in the region, including in a bustling enclave in Seattle called  
1884 Chinatown.<sup>219</sup> Anti-Chinese sentiment grew in the region during the hard economic times of the 1870's and  
1885 mid-1880's as White workers viewed Chinese residents as economic competition because businesses  
1886 generally paid Chinese workers less than White workers.<sup>220</sup> The federal government passed the Chinese  
1887 Exclusion Act in 1882, halting nearly all Chinese immigration for ten years.<sup>221</sup> After this law passed, Seattle  
1888 Mayor Henry Yesler and Judge Thomas Burke advocated for the expulsion of Chinese residents in Seattle. In  
1889 the mid-1880's, the anti-Chinese sentiment began to turn violent with the goal of pushing Chinese residents  
1890 out of the region.<sup>222</sup> On September 28, 1885, labor organizations and other community members from  
1891 multiple cities in Western Washington met in Seattle to organize to drive Chinese residents from the  
1892 Washington Territory, advocating for the use of force if necessary. In the months following this meeting,  
1893 Chinese residents were attacked in and driven out from Squak (renamed Issaquah in 1899), the Black  
1894 Diamond area, and Tacoma.<sup>223</sup>

1895  
1896 By February 1886, about 400 Chinese residents, approximately half of the Chinese residents who had lived  
1897 in Seattle and nearly five percent of the City's population, left the area due to the threats of violence. In  
1898 February 1885, a violent mob of Seattle residents used force to push nearly 300 Chinese residents onto  
1899 ships leaving Seattle. Gradually, the remaining Chinese residents also left the area, only leaving a few dozen  
1900 Chinese residents in Seattle. The Chinese population in Seattle did not return to the 1885 population levels  
1901 of 950 people for twenty years. In 1889, Washington adopted a state constitution that restricted non-citizens  
1902 from owning land in most situations. Due to the federal government's Immigration Act of 1790, Asian  
1903 people were prohibited from becoming naturalized citizens during this time.<sup>224</sup>

#### 1904 *Alien Land Laws and Japanese Internment and Incarceration (early 1900s-1967)*

1905 By the early 1900's, the Japanese community grew significantly in the United States. The Japanese  
1906 community found significant economic success, with one Japanese-owned business for every 22 Japanese  
1907 residents. Hostility from White Washingtonians grew significantly in reaction to the economic success of the  
1908 Japanese community. In 1921, Washington adopted the Alien Land Law, which went further than the state  
1909 constitutional prohibition of non-citizen land ownership by barring non-citizens from leasing or renting land.  
1910 This was passed after Japanese people became prominent farmers in the region, including on Vashon  
1911 Island, Renton and South King County.<sup>225,226</sup>

1912  
1913 After the 1941 bombing of Pearl Harbor, the American government forcibly removed and imprisoned  
1914 110,000 people of Japanese ancestry, two-thirds of whom were American citizens from the West Coast.<sup>227</sup>  
1915 The U.S. interned and incarcerated far more Japanese people than people of other ancestries connected to  
1916 the Axis powers, such as German and Italian residents. Seattle news coverage during World War II shows  
1917 that non-Japanese residents felt more intense racial animosity towards Japanese people than German or  
1918 Italian people.<sup>228</sup>

1919  
1920 Japanese residents who were interned or incarcerated during World War II often lost their homes,  
1921 businesses, and farms.<sup>229</sup> After Japanese people were interned and incarcerated, a group of farmers and  
1922 businessmen from the Auburn Valley stole their property and advocated against their return to the West

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<sup>219</sup> Grant, N., "Alien Land Laws." [\[link\]](#)

<sup>220</sup> Dougherty, P. (2013). *Mobs forcibly expel most of Seattle's Chinese residents beginning on February 7, 1886*. Historylink. [\[link\]](#)

<sup>221</sup> Chinese Exclusion Act of 1882, Pub. L. No. 47-71, 22 Stat. 58 (1882). [\[link\]](#)

<sup>222</sup> Dougherty, P., "Mobs." [\[link\]](#)

<sup>223</sup> Dougherty, P., "Mobs." [\[link\]](#)

<sup>224</sup> Grant, N., "Alien Land Laws." [\[link\]](#)

<sup>225</sup> Haulman, B, and Larson, A. (2005). Mary Matsuda Gruenawald. *Vashon History*. [\[link\]](#)

<sup>226</sup> Boba, E. (2020). *Japanese growers in the Renton area are among families ordered incarcerated on May 5, 1942*. History Link. [\[link\]](#)

<sup>227</sup> Takami, D. (1998). *World War II Japanese American Internment—Seattle/King County*. History Link. [\[link\]](#)

<sup>228</sup> Krona, R. (2004-2020). *World War II and Japanese Internment in the Seattle Star*. The Seattle Civil Rights & Labor Project History. [\[link\]](#)

<sup>229</sup> Krona, R., "Japanese Internment." [\[link\]](#)

1923 Coast.<sup>230,231</sup> For those who did return, the league advocated for boycotting Japanese-grown produce and  
 1924 were against landowners renting or selling their land to former internees. Most Japanese farmers from the  
 1925 Renton area and Vashon Island did not return after they were released from incarceration.<sup>232,233</sup> For those  
 1926 that did return, the Alien Land Laws continued restricting their access to land until the law's repeal in 1967.  
 1927 While the Alien Land Law was passed by Washington State, King County did its due diligence in enforcing it.  
 1928 A 1923 newspaper article explains how a King County Superior Court Judge fined a realtor \$750 for aiding  
 1929 and abetting M. Miyagawa in owning farmland on Vashon Island.<sup>234</sup>  
 1930

1931 *Racial Restrictive Covenants (1920s-1960s)*

1932 Racial restrictive covenants refer to various types of documents such as deeds, plats, and homeowner's  
 1933 association's bylaws, used by property owners to restrict the sale of a property to someone based on their  
 1934 race and sometimes religion. Property owners recorded racial restrictive covenants with the King County  
 1935 auditor's office to protect the legal validity of the documents.<sup>235</sup> In the early 20th century, the use of racial  
 1936 restrictive covenants increased in King County as the region's Black population increased.<sup>236,237</sup> Private land  
 1937 development companies, homeowners, and neighborhood groups utilized these covenants to block Black  
 1938 and other people of color (and sometimes Jewish) households from moving into certain neighborhoods.<sup>238</sup>  
 1939 The federal government endorsed the practice, with the Federal Housing Administration (FHA)  
 1940 recommending the use of racial restrictive covenants to safeguard neighborhoods from declining property  
 1941 values because they believed the presence of non-White residents in a neighborhood would lower its  
 1942 property values. The FHA's 1935 *Underwriting Manual* states, "If a neighborhood is to retain stability it is  
 1943 necessary that properties shall continue to be occupied by the same social and racial classes. A change in  
 1944 social or racial occupancy generally leads to instability and a reduction in values."<sup>239</sup> Racial restrictive  
 1945 covenants were an enforceable contract and homeowners risked forfeiting their property if they violated it  
 1946 by selling their home to a restricted party.  
 1947

1948 Deeds with racial restrictive covenants have been found in several properties and neighborhoods  
 1949 throughout unincorporated King County, such as Fall City, Vashon Island, and White Center. For example,  
 1950 Boulevard Park's Cedarhurst Division 1 & 2, covering 208 parcels, had a covenant that read:

1951 *No part of said property shall ever be used or occupied by any person of the Ethiopian,*  
 1952 *Malay, of any Asiatic race, and the grantees, their heirs, personal representatives or assigns,*  
 1953 *shall never place any such person in the possession or occupancy of said property, or any*  
 1954 *part thereof, nor permit the said property, or any part thereof, ever to be used or occupied*  
 1955 *by any such person excepting only employees in the domestic service on the premises of*  
 1956 *persons qualified hereunder as occupants and users and residing on the premises.*<sup>240</sup>  
 1957

1958 Racial Restrictive covenants heavily impacted the racial makeup of a neighborhood because excluded  
 1959 households were forced to live in areas that did not have such covenants. For example, in Seattle, this  
 1960 confined Black, Indigenous, and People of Color households to the Central District and the International  
 1961 District, as they were considered among the very few "open neighborhoods." Black and other households of  
 1962 color were forced into the rental market because racial restrictive covenants blocked homeownership

<sup>230</sup> Hobbs, A. (2017, February). 75 Years Ago, Japanese Internment Sparked Economic and Cultural Fears. The Olympian. [\[link\]](#)

<sup>231</sup> Small, A. (1945, August 12). Outsider looks at Pacific Northwest. *The Seattle Times*. Accessed via the Seattle Public Library Archives.

<sup>232</sup> Boba, E., "Japanese Growers." [link](#)

<sup>233</sup> Densho (2023). Terminology. [\[link\]](#)

<sup>234</sup> Seattle Daily Times (1923, June 3). Realty Man Convicted Under Alien Land Law. *Seattle Daily Times*. [\[link\]](#)

<sup>235</sup> Racial Restrictive Covenants Project Washington State (2022). *Understanding Racial Restrictive Covenants and their Legacy*. Civil Rights and Labor History Consortium / University of Washington. [\[link\]](#)

<sup>236</sup> Silva, C. (2009). *Racial Restrictive Covenants History*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

<sup>237</sup> Abe, D., Taylor, Q. (2014). From Memphis and Mogadishu: The History of African Americans in King County, Washington, 1858-2014. *BlackPast*. [\[link\]](#)

<sup>238</sup> Silva, C., *Racial Restrictive Covenants History*. [\[link\]](#)

<sup>239</sup> Rothstein, R., *Color of Law*.

<sup>240</sup> University of Washington's Seattle Civil Rights and Labor History Project (2004-2020). *Racial Restrictive Covenants*. [\[link\]](#)

1963 opportunities during a time when home prices were much more affordable for first time homebuyers than  
1964 they are today. This significantly impeded on their ability to build equity and generational wealth.<sup>241</sup> These  
1965 racial restrictive covenants significantly lowered the housing supply available to Black and other residents of  
1966 color, leading to an increase in rental prices for those communities.<sup>242</sup>

1967  
1968 In 1917, the Supreme Court ruled in *Buchanan v. Warley* that the U.S. Constitution prohibited racial  
1969 segregation ordinances. This ended state-sponsored racial restrictions on property, but the Court did not  
1970 stop the private market's use of certain segregationist tools.<sup>243</sup> This led to the proliferation of racial restrictive  
1971 covenants across King County between the 1920s through 1948 adopted by the private market. In 1948, the  
1972 Supreme Court ruled in *Shelley v. Kraemer* that racial restrictive covenants violate the Fourteenth  
1973 Amendment and were legally unenforceable by the government. While this served as a milestone against  
1974 the use of racial restrictive covenants, it did not end their use. While they were not legally enforceable, they  
1975 also were not illegal to establish and enforce privately.<sup>244</sup> King County did not pass fair housing legislation  
1976 that prohibited racial restrictive covenants until 1964.<sup>245</sup>

1977  
1978 Through the 1960s, Black communities continued to be blocked and excluded from housing in Washington  
1979 because of their race. According to a 1961 Washington Law Review article, large portions of the housing  
1980 market exclude Black, Indigenous, and People of Color communities "for reasons apart from their personal  
1981 worth or ability to pay."<sup>246</sup> This report stated that new housing went to White residents, who already had a  
1982 larger housing supply available to them.<sup>247</sup> This led to Black, Indigenous, and People of Color communities,  
1983 particularly Black residents, paying more for housing compared to White residents.

1984  
1985 Nationally, Black households who managed to purchase a home despite racist barriers, paid interest rates  
1986 far beyond what White households paid.<sup>248</sup> Nationally and locally, disparities in interest rates were common  
1987 throughout much of the 20th century and continue to occur today.<sup>249,250,251</sup> Black households were willing to  
1988 pay these high housing costs because the housing supply available to them was so limited.<sup>252</sup>

1989  
1990 Housing discrimination became illegal for both private and public market actors when the federal  
1991 government passed the 1968 Fair Housing Act.<sup>253</sup> Locally, the legacy of racial restrictive covenants lives on  
1992 through sustained patterns of segregation and lack of Black, Indigenous, and People of Color, namely Black,  
1993 household wealth.<sup>254,255,256</sup>

1994

1995 *Long-Term Economic Impact of Explicitly Racist Discriminatory Policies (1950s-Present)*

1996 Private and public actors' enforcement of explicit racial discriminatory policies and practices that blocked  
1997 homeownership opportunities for Black, Indigenous, and People of Color residents critically contributed to

---

<sup>241</sup> Racial Restrictive Covenants Project Washington State (2022). *Homeownership by race 1960-2020 - King County*. Civil Rights and Labor History Consortium/University of Washington. [\[link\]](#)

<sup>242</sup> Up for Growth and ECONorthwest (2020). *Housing Underproduction in Washington State*. Up for Growth. [\[link\]](#)

<sup>243</sup> Majumdar, R. (2007). Racially Restrictive Covenants in the State of Washington: A Primer for Practitioners. *Seattle University Law Review*: 30 (1095-1117). [\[link\]](#)

<sup>244</sup> Silva, C., *Racial Restrictive Covenants History*. [\[link\]](#)

<sup>245</sup> King County Resolution 27544 (1964).

<sup>246</sup> Morris, A. & Ritter, D. (1962). *Racial Minority Housing in Washington*. (Volume 37). Washington Law Review. [\[link\]](#). Page 132.

<sup>247</sup> King County Department of Community and Human Services. (2021). *Initial Health through Housing Implementation Plan 2022-2028*. [\[link\]](#)

<sup>248</sup> Rothstein, R., *Color of Law*.

<sup>249</sup> Hanifa, R. (2021). *High-income Black homeowners receive higher interest rates than low-income white homeowners*. Joint Center for Housing Studies of Harvard University. [\[link\]](#)

<sup>250</sup> Central Seattle Community Council Federation. (1975). *Redlining and Disinvestment in Central Seattle: How Banks are Destroying our Neighborhoods*. Seattle Archives. [\[link\]](#)

<sup>251</sup> Logani, I. (2021). *The Racial Wealth Gap is the Housing Gap*. The Office of Lieutenant Governor Denny Heck. [\[link\]](#)

<sup>252</sup> Rothstein, R., *Color of Law*.

<sup>253</sup> Racial Restrictive Covenants Project Washington State, *Understanding Racial Restrictive Covenants and their Legacy*. [\[link\]](#)

<sup>254</sup> Silva, C. (2009). *Racial Restrictive Covenants History*. The Seattle Civil Rights and Labor History Project. [\[link\]](#)

<sup>255</sup> Logani, I., "Racial Wealth Gap." [\[link\]](#)

<sup>256</sup> 2019 King County Analysis of Impediments to Fair Housing Choice. [\[link\]](#)

1998 the racial wealth gap. Homeownership has consistently been the primary, most effective mechanism for  
1999 wealth building in the U.S.<sup>257</sup>  
2000  
2001 In 1950, the King County homeownership rate for Black, Indigenous, and People of Color households was  
2002 nearly 30 percent less than the White homeownership rate reflecting the impact of racial restrictive  
2003 covenants, redlining, and other discriminatory housing practices, in addition to employment and wage  
2004 discrimination.<sup>258,259</sup> Between 1960 to 1970, there was a slight increase in Black, Indigenous, and People of  
2005 Color homeownership rates in King County. Between 1970 to 1980, Black, Indigenous, and People of Color  
2006 homeownership rates decreased from 50 percent to 45 percent, never surpassing the 50 percent peak,  
2007 likely reflective of the exponential increase in housing prices at the time.<sup>260,261</sup> As described in the *Household*  
2008 *Characteristics* section, Black households in unincorporated King County are still far more likely to be  
2009 renters, whereas White and Asian households in unincorporated King County are more likely to own their  
2010 home.<sup>262</sup>  
2011  
2012 Home values began exponentially increasing in the 1970's, pushing homeownership out of reach for many  
2013 Black families. By the time federal, state, and local governments outlawed explicitly racist housing policies in  
2014 the mid-twentieth century, White Americans had already built substantial wealth from appreciating home  
2015 values that Black families had been previously blocked from buying due to their race.<sup>263</sup> According to  
2016 estimates by ECONorthwest, King County Black, Indigenous, and People of Color households lost between  
2017 \$12 billion and \$34 billion intergenerationally since 1950. ECONorthwest based this estimate on the loss of  
2018 wealth from not realizing home value appreciation over time, rental payments that never turned into wealth,  
2019 and wealth lost to lower home value appreciations for Black, Indigenous, and People of Color-owned homes  
2020 compared to White-owned homes. Black households were the most disproportionately impacted by this  
2021 loss of wealth. Black households lost a range of \$105,000 to \$306,000 per household, compared to other  
2022 non-White households who lost between \$32,000 and \$85,000 per household. In addition to the housing  
2023 barriers imposed by this racial wealth gap, post-1970s practices such as exclusionary zoning,  
2024 underinvestment, lack of housing stability policies, and displacement contribute to racial housing injustices  
2025 that exist currently.  
2026  
2027 While the racially discriminatory housing policies discussed in this analysis significantly contribute to the  
2028 racial wealth gap, racial discrimination in other sectors, such as education and employment, intersect and  
2029 compound racial economic injustices. As described in the *Workforce Profile* section, wage gaps exist  
2030 between people with lower and higher levels of education and there are stark wage differences by race and  
2031 ethnicity in King County. Due to barriers of access, large percentages of Black, Native, and Latin(a)(o)(x)  
2032 people in the Seattle region do not have college degrees which hinders one's ability to secure a living wage  
2033 job. However, increasing educational attainment alone will not alleviate racial workforce inequities. In the  
2034 Seattle region, White workers without a high school diploma earn about the same income on average as  
2035 Black workers with an associate degree.<sup>264</sup> Discrimination in housing, education, employment, and other  
2036 institutions, interact with and compound one another to result in certain racial groups having significantly  
2037 lower incomes than others.<sup>265</sup> As a result, many Black, Indigenous, and People of Color households have  
2038 lower levels of wealth and can be systematically excluded from neighborhoods with higher housing prices.

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<sup>257</sup> Logani, I., "Racial Wealth Gap." [\[link\]](#)

<sup>258</sup> ECONorthwest. (2023). *Redlining and Wealth Loss: Measuring the Historical Impacts of Racist Housing Practices in King County*, Appendix B to *Impact of Redlining and Racist Real Estate Practices on King County Residents - Wastewater Capacity Charge Exemption Recommendations*. [\[link\]](#)

<sup>259</sup> ECONorthwest analysis of National Historical GIS data (IPUMS, 1940-2000 and American Community Survey 5- Year, 2019)

<sup>260</sup> ECONorthwest, "Redlining and Wealth Loss." [\[link\]](#)

<sup>261</sup> ECONorthwest analysis of National Historical GIS data (IPUMS, 1940-2000 and American Community Survey 5- Year, 2019)

<sup>262</sup> U.S. Census Bureau. (2022) *Age Range by Tenure, 5-year ACS 2016-2020*

<sup>263</sup> Racial Restrictive Covenants Project Washington State (2022). *Homeownership by race 1960-2020 - King County*. Civil Rights and Labor History Consortium/University of Washington. [\[link\]](#)

<sup>264</sup> Langston, et al. (2021). *Advancing Workforce Equity In Seattle A Blueprint for Action*. PolicyLink and USC Equity Research Institute. [\[link\]](#)

<sup>265</sup> Mineo, L. (2021). A look at how and why we got there and what we can do about it. *The Harvard Gazette*. [\[link\]](#)

## 2039 Policies with a Racially Disparate Impact

2040 The 20<sup>th</sup> century civil rights movement made great strides toward eliminating explicitly racist housing  
2041 policies through laws like the Fair Housing Act. At the same time, however, jurisdictions continued to  
2042 exacerbate racially disparate impacts in housing through seemingly race-neutral policies, such as zoning,  
2043 lack of investment in communities of color, and lack of housing stability policies. This section summarizes  
2044 the County's fair housing law, tenant protections, and policies that contribute to racial disparities in housing  
2045 in unincorporated King County.  
2046

### 2047 *Weaknesses in Fair Housing Protections*

2048 In 1964, King County prohibited explicit racial discrimination in the housing market in response to the  
2049 activism of the civil rights movement.<sup>266</sup> Over time, the federal, state, and many local governments, including  
2050 King County, have adopted strong fair housing protections. In practice, however, these laws do not fully  
2051 prevent racially disparate outcomes in the housing market. Black, Indigenous, and People of Color residents  
2052 in unincorporated King County have been more likely to rent than own compared to White residents over  
2053 the past several decades. Research has found racial discrimination in the rental market, in particular racial  
2054 discrimination against Black tenants.<sup>267,268,269</sup> Fair housing laws are difficult to enforce, especially without  
2055 other tenant protections in place.<sup>270, 271,272</sup> In addition, the effectiveness of fair housing protections is reduced  
2056 if housing regulations and policies, such as zoning and investment decisions, are not designed to ensure  
2057 housing access to every income level.  
2058

### 2059 *King County's First Fair Housing Law*

2060 In the mid-twentieth century, Washington State and local governments began considering legislation to  
2061 prohibit racial discrimination in the real estate market. In 1957, unincorporated King County residents were  
2062 covered by limited fair housing protections through the passage of the state Law Against Discrimination.<sup>273</sup>  
2063 Under this law, tenants could not be denied publicly assisted housing because of race, creed, color, or  
2064 national origin, but the law did not apply to private-market housing.<sup>274</sup> In the 1959 case *O'Meara v. Board of*  
2065 *Discrimination*, the Washington State Supreme Court struck down the provision of the law relating to  
2066 housing because the law did not apply the anti-discrimination requirements equally to both publicly  
2067 assisted and private housing.<sup>275</sup> In 1962, President John F. Kennedy signed Executive Order 11063 which  
2068 prohibited discrimination because of race, color, creed, or national origin in federally owned and assisted  
2069 housing.<sup>276</sup> Washington State and King County did not adopt any protections against racial discrimination in  
2070 private housing for unincorporated King County residents until 1964.  
2071

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<sup>266</sup> King County Resolution 27544 (1964).

<sup>267</sup> Schwemm, R.G. (2007). Why Do Landlords Still Discriminate (and What Can Be Done About It)?, *The John Marshall Law Review*, 40(2), 455-511. [\[link\]](#)

<sup>268</sup> Johnson, O. (2011). The last plank: rethinking public and private power to advance fair housing. *University of Pennsylvania Journal of Constitutional Law*, 13(5), 1191-1234.

<sup>269</sup> Rosen, E., Garboden, P. M. E., & Cossyleon, J. E. (2021). Racial Discrimination in Housing: How Landlords Use Algorithms and Home Visits to Screen Tenants. *American Sociological Review*, 86(5), 787-822.

<sup>270</sup> Routhier, G. The Case for Considering Renter Insecurity as an Indicator of Federal Fair Housing Progress. *J. Hum. Rights Soc. Work* 6, 287-297 (2021).

<sup>271</sup> Tighe, J. R., Hatch, M. E., & Mead, J. (2017). Source of Income Discrimination and Fair Housing Policy. *Journal of Planning Literature*, 32(1), 3-15.

<sup>272</sup> Oyama, R. (2009). Do not (re)enter: the rise of criminal background tenant screening as violation of the fair housing act. *Michigan Journal of Race & Law*, 15(1), 181-222.

<sup>273</sup> Washington State Legislature (1957). Session Laws of the State of Washington Regular Session, Thirty-Fifth Legislature. Chapter 37. p. 107.

<sup>274</sup> Washington State Legislature (1949) Senate Bill 12. [\[link\]](#)

<sup>275</sup> *O'Meara v. Board Against Discrimination*. 58 Wn.2d 793 (1961). [\[link\]](#)

<sup>276</sup> Executive Order 11063, 3 C.F.R. 652 (1962) [\[link\]](#)

2072 In 1964, King County was the first jurisdiction in Washington State to pass a law prohibiting discrimination in  
2073 private real estate transactions, four years before the federal Fair Housing Act of 1968.<sup>277</sup> The law prohibited  
2074 discrimination in the public and private housing market in unincorporated King County based on race,  
2075 color, religion, ancestry, or national origin. The law was very controversial when it was passed, with 543  
2076 people delivering petitions to the County in opposition to the law.<sup>278</sup> This fair housing law also had  
2077 significant support, including from the King County School District Superintendent Donald L. Kruzner, East  
2078 Shore Unitarian Church, and Clyde Hill Baptist Church.<sup>279, 280, 281</sup>  
2079

2080 The County law was adopted a day before Seattle voters voted down a similar fair housing measure.<sup>282</sup> At  
2081 the time, unincorporated King County residents were unable to pursue referendums, preventing the law  
2082 from being overturned on the ballot.<sup>283</sup> King County Prosecutor Charles O. Carroll claimed the ordinance  
2083 was adopted in an illegal manner, so he refused to enforce the measure.<sup>284</sup> Between the time this law was  
2084 passed and the federal Fair Housing Act of 1968 was adopted, no complaints were filed, likely because the  
2085 County Prosecutor publicly refused to investigate complaints.<sup>285</sup> Even if there were no housing  
2086 discrimination complaints filed under this law, Black, Indigenous, and People of Color residents, especially  
2087 Black residents, clearly faced housing discrimination during this time period, including violence. For  
2088 example, soon after several Black families moved to an unincorporated area near Kent, someone shot at  
2089 their homes in the middle of the night.<sup>286, 287</sup> Soon after this incident, another Black resident's home in the  
2090 area was bombed.<sup>288, 289</sup>  
2091

#### 2092 *Adding Additional Protected Classes to Fair Housing Laws*

2093 The County's early fair housing laws made significant progress towards racial justice by prohibiting  
2094 discrimination based on race, color, religion, ancestry, and national origin. These first fair housing laws did  
2095 not include sex and familial status.<sup>290</sup> When multiple historically underrepresented identities intersect, the  
2096 difficulty in attaining housing compounds, especially for Black, Indigenous, and People of Color residents.<sup>291</sup>  
2097 In addition, these anti-discrimination laws provided Black, Indigenous, and People of Color residents with  
2098 limited protections because government and private actors continued to adopt policies with a racially  
2099 discriminatory impact without overtly discriminating based on race.<sup>292, 293</sup>  
2100

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<sup>277</sup> Smith, L. (1965, December 12). Statewide Parley: United Effort to Solve Race Issues Urged. *Seattle Daily Times*.

<sup>278</sup> Williams, F. (1964, March 7). Petition Hist County's Open Housing Act. *Seattle Post-Intelligencer*.

<sup>279</sup> Buckingham, M., Board Chairman of Missions for Clyde Hill. (1964, January 22). *Letter to King County Commissioners*. Puget Sound Regional Archives. King County Miscellaneous Filing 8262.

<sup>280</sup> Logan, G. President of Board of Trustees for East Shore Unitarian Church. (1964, February 10). *Letter to King County Commissioners*. Puget Sound Regional Archives. King County Miscellaneous Filing 8270.

<sup>281</sup> Kruzner, D., King County Schools Superintendent. (1964, March 4). *Letter to King County Commissioners*. Puget Sound Regional Archives. King County Miscellaneous Filing 8282

<sup>282</sup> (1964, March 11). Braman Elected; Open Housing, Transit Amendment Are Swamped. *Seattle Post-Intelligencer*.

<sup>283</sup> Washington State Attorney General. (1964, March 13). *Counties -Legislative Power - County Commissioners - Initiative and Referendum - No Constitutional or Statutory Provision Providing for Direct Legislation by County Residents*. AGO 63-64 No. 91. [\[link\]](#)

<sup>284</sup> Williams, F. (1964, March 17). County Open Housing Held Not Subject to Referendum. *Seattle Post-Intelligencer*.

<sup>285</sup> Bergsman, J. (1968, April 18). County Has Not Had to Invoke Its Housing Law. *Seattle Daily Times*.

<sup>286</sup> Wright, D. (1963, October 27). Shotgun Fired at 2 Negro Homes. *Seattle Daily Times*.

<sup>287</sup> As noted in the introduction, some terms to describe racial groups throughout history are not appropriate. This section includes citations that use this language, to portray the historical context as accurately as possible.

<sup>288</sup> Youths Bomb Negro Home in Kent Area. (1963, November 1). *Seattle Daily Times*.

<sup>289</sup> As noted in the introduction, some terms to describe racial groups throughout history are not appropriate. This section includes citations that use this language to portray the historical context as accurately as possible.

<sup>290</sup> King County Resolution 27544 (1964).

<sup>291</sup> Beltran, T., Allen, A. M., Lin, J., Turner, C., Ozer, E. J., & Wilson, E. C. (2019). Intersectional Discrimination Is Associated with Housing Instability among Trans Women Living in the San Francisco Bay Area. *International journal of environmental research and public health*, 16(22), 4521.

<sup>292</sup> Davidson, M., & Turner, W. (1970). Fair housing and federal law: where are we. *Human Rights*, 1(1), 36-58.

<sup>293</sup> Glasser, G. (1975). The fair housing act of 1968: its success and failure. *Suffolk University Law Review*, 9(4), 1312-1339.

2101 In 1974, the federal government amended the Fair Housing Act to add sex as a protected class.<sup>294</sup> King  
2102 County revisited the open-housing law in 1980.<sup>295</sup> The most controversial part of the proposed County  
2103 ordinance was prohibiting discrimination based on parental status.<sup>296,297</sup> During the 1970's, many Puget  
2104 Sound families, including in unincorporated King County, were discriminated against in the rental market for  
2105 having children, ranging from being evicted due to children, charged higher rent, or denied  
2106 housing.<sup>298,299,300,301,302,303,304</sup>

2107  
2108 Research performed in the 1970's and 1980's found that exclusionary policies against families with children  
2109 were more prevalent in tight rental markets and that these policies affected Black, Indigenous, and People  
2110 of Color and female-headed families more than White and male-headed families.<sup>305</sup> According to the *Seattle*  
2111 *Daily Times*, the vacancy rate in unincorporated King County while the Council was deliberating the  
2112 ordinances ranged between two to four percent, indicating a tight market that put families with children at a  
2113 disadvantage compared to households without children, likely creating a racially disparate impact.<sup>306</sup>  
2114 Unincorporated King County residents delivered a petition with hundreds of signatures opposed to the  
2115 ordinance to the King County Council, similarly to the petition opposing the County's first fair housing law.<sup>307</sup>

2116  
2117 After a year of deliberation, the King County Council passed Ordinance 5280 in 1981 which expanded the  
2118 law to include prohibitions against discrimination based on age, sex, marital status, sexual orientation,  
2119 disability, and some limited prohibitions on discrimination based on family status. Under this law,  
2120 apartments with an adults-only policy prior to the adoption of the ordinance could maintain that policy  
2121 under the ordinance. The ordinance also allowed apartments with 40 or more units to consider familial  
2122 status so long as at least half of the units were rented out without regard to familial status. The King County  
2123 Code was amended again in 1986 to define marital status and amend enforcement procedures.<sup>308</sup> In 1991,  
2124 the code was amended to allow for housing for people 55 years of age and older as an exception to the  
2125 protections for families with children.<sup>309</sup>

2126  
2127 In 1988, the federal government passed the Fair Housing Amendments Act which added disability and  
2128 familial status to classes protected against housing discrimination and created administrative enforcement  
2129 authority for HUD. This law also significantly limited adults-only policies allowed in housing projects.<sup>310</sup> In  
2130 1992, King County Executive Tim Hill transmitted an ordinance to amend the County's fair housing laws to  
2131 be substantially equivalent to the federal Fair Housing Act so the County could continue to receive federal  
2132 funding for fair housing activities.<sup>311</sup>

2133  
2134 Later that year, the King County Council passed the ordinance which, in addition to aligning with the federal  
2135 law, also made participation in the Section 8 program (called Housing Choice Vouchers today) a protected

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<sup>294</sup> United States Senate Bill 3066 (1974) *Housing and Community Development Act of 1974* [link]

<sup>295</sup> King County Proposed Ordinance 80-246 (1980).

<sup>296</sup> King, W. (1981, January 6). Council delays housing-bias revisions. *Seattle Daily Times*.

<sup>297</sup> King, W. (1981, January 13). Housing: County Council bans bias against children. *Seattle Daily Times*.

<sup>298</sup> Fancher, M. (1979, March 9). Royer, Hildt seek broad open-housing law. *Seattle Daily Times*.

<sup>299</sup> Suffia, D. (1979, January 3). St. Albion tenants take battle to court. *Seattle Daily Times*.

<sup>300</sup> Reiner, C. (1979, March 16). City Council hearts testimony on renting bias. *Seattle Daily Times*.

<sup>301</sup> Lane, P. (1979, March 18). Fair housing for families? Well... *Seattle Daily Times*.

<sup>302</sup> Rental Classifieds. (1970, January 10.) 2 WEEKS RENT FREE. *Seattle Post-Intelligencer*.

<sup>303</sup> Rental Classifieds. (1973, January 11). DELUXE large 2-Bedroom \$170. *Seattle Post-Intelligencer*.

<sup>304</sup> 232 Houses, Unfur,. Gen. Classifieds. (1970, January 19). LAKE Washington, 2 ½ bedrooms. *Seattle Daily Times*.

<sup>305</sup> Golubock, C. (1983, September 26-27). *Housing Discrimination Against Families with Children: A Growing Problem of Exclusionary Practices*. [Paper presentation]. A Sheltered Crisis: The State of Fair Housing in the Eighties, United States Commission on Civil Rights, Washington, D.C.

<sup>306</sup> King, W. (1981, January 6). Council delays housing-bias revisions. *Seattle Daily Times*.

<sup>307</sup> Residents of Silverwood Park Apartments. (1981) *Petition to Oppose Ordinance 80-246 in its entirety*. King County Archives. Series 305, Box 105.

<sup>308</sup> King County Ordinance 07816 (1986). [link]

<sup>309</sup> King County Ordinance 10153 (1991). [link]

<sup>310</sup> United States House Bill 1158 (1988) *Fair Housing Amendments Act of 1988*. [link]

<sup>311</sup> King County Executive. (1992). *Transmittal to Council to Amend the Fair Housing Ordinance*. King County Archives Series 305, Box 297.

2136 class, 26 years before Washington state.<sup>312,313</sup> The County added Section 8 program participation as a  
2137 protected class to increase access to housing for low-income households.<sup>314</sup> Black, Indigenous, and People  
2138 of Color residents, women, and people with disabilities are disproportionately represented among Housing  
2139 Choice Voucher recipients, so prohibiting discrimination against these program participants improves  
2140 housing access for these individuals.<sup>315,316</sup>

2141  
2142 King County amended the fair housing law to update enforcement provisions in 1998 and reflect County  
2143 departmental reorganization in 2001.<sup>317,318</sup> In 2006, Washington State amended state laws against  
2144 discrimination to include sexual orientation, which was defined to also include gender identity.<sup>319</sup> King  
2145 County then added gender identity to its housing, employment, and public accommodation laws.<sup>320</sup> In  
2146 2018, King County amended the housing anti-discrimination protections for Section 8 program participants  
2147 to include all alternative sources of income, such as Social Security benefits and child support.<sup>321</sup> The  
2148 County's fair housing law was most recently updated in 2019 when the County passed an ordinance to  
2149 ensure the definition of service animal aligned with the State's definition and sexual orientation and gender  
2150 identity were separated into distinct protected classes.<sup>322</sup>

2151 The Fair Housing Act applies to policies that have a discriminatory effect on protected classes, not just  
2152 explicitly discriminatory policies and actions. Soon after the federal government passed the Fair Housing  
2153 Act, civil rights activists throughout the country pushed the legal theory through lawsuits that policies that  
2154 create a disparate impact, even if not overtly discriminating against a protected class, could violate the Fair  
2155 Housing Act.<sup>323</sup> In 1974, the 8<sup>th</sup> Circuit Court of Appeals in St. Louis ruled that policies with a discriminatory  
2156 effect, even if not overtly discriminatory, could violate the Fair Housing Act of 1968.<sup>324</sup> Over the years,  
2157 different federal circuits adopted different standards for plaintiffs to prove discriminatory effect, making it  
2158 difficult for people to bring cases relying on this concept. In 2015, the Supreme Court ruled that disparate  
2159 impact claims could be brought under the Fair Housing Act, however, the plaintiff's burden of proof is  
2160 incredibly high.<sup>325</sup>

2161

#### 2162 *Just-Cause Eviction Protections and Fair Housing*

2163 King County adopted local fair housing protections often before the federal and state governments, but the  
2164 lack of tenant protections such as just-cause eviction protections significantly reduced the effectiveness of  
2165 these ordinances.<sup>326</sup> Just-cause eviction protections, which limit the reasons a landlord could evict a tenant,  
2166 did not exist statewide or in unincorporated King County until 2021.<sup>327</sup>

2167

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<sup>312</sup> King County Ordinance 10469 (1998). [\[link\]](#)

<sup>313</sup> Revised Code of Washington 59.18.255

<sup>314</sup> Lee, M. Administrator of King County Office of Civil Rights and Compliance. (1992). *Fair Housing Ordinance Amendments Memorandum*. King County Archives. Series 663, Box 7.

<sup>315</sup> Tighe, J. R., Hatch, M., and Mead, J. (2016, October 7). Source of Income Discrimination and Fair Housing Policy. *Journal of Planning Literature*, 32(1), 3-15.

<sup>316</sup> Fasanelli, A. and Tegeler, P. (2019, November 30). Your Money's No Good Here: Combatting Source of Income Discrimination in Housing. *American Bar Association Human Rights Magazine*. 44(3).

<sup>317</sup> King County Ordinance 10469 (1998). [\[link\]](#)

<sup>318</sup> King County Ordinance 14199 (2001). [\[link\]](#)

<sup>319</sup> Washington State Legislature (2006) House Bill 2661 [\[link\]](#)

<sup>320</sup> Chan, S. (2006, March 28). Civil-rights protection OK'd for transgender individuals. *Seattle Times*.

<sup>321</sup> King County Ordinance 18708 (2018) [\[link\]](#)

<sup>322</sup> King County Ordinance 19026 (2019) [\[link\]](#)

<sup>323</sup> Ahrend, K. (1996). Effect, or No Effect: A Comparison of Prima Facie Standards Applied in "Disparate Impact" Cases Brought Under the Fair Housing Act (Title VIII). *Washington and Lee Journal of Civil Rights and Social Justice*. (2)1.

<sup>324</sup> *United States v. City of Black Jack, Missouri*, 508 F.2d 1179 (8th Cir. 1974)

<sup>325</sup> *Texas Department of Housing and Community Affairs v. Inclusive Communities Project, Inc.* 576 U.S. \_\_ (2015)

<sup>326</sup> Vasquez, J. and Gallagher, S. (2022). *Promoting Housing Stability Through Just-Cause Eviction Legislation*. National Low Income Housing Coalition. [\[link\]](#)

<sup>327</sup> King County Ordinance 19311(2021). [\[link\]](#)

2168 Prior to these tenant protections, a landlord could evict an unincorporated King County tenant with no  
2169 cause, making it difficult for any tenant to prove racial discrimination led to the eviction.<sup>328</sup> In 2019,  
2170 unincorporated King County had more no-cause evictions filed than any other jurisdiction countywide.<sup>329</sup>  
2171 That year, 19.8 percent of all no-cause evictions in King County were in unincorporated King County, even  
2172 though only 3.5 percent of King County renter households lived in unincorporated King County (13,894  
2173 households) and only 6.9 percent of all the evictions in the County happened in unincorporated areas.<sup>330,331</sup>  
2174 Evictions disparately impact Black households as they are more likely to be renters than any other racial  
2175 group in unincorporated King County.<sup>332</sup>  
2176

2177 King County first considered just-cause eviction protections in 1989. That year, King County Executive Tim  
2178 Hill transmitted a just-cause eviction ordinance to the Council, but the Council did not adopt the  
2179 ordinance.<sup>333</sup> Tenant advocates pushed for the ordinance to protect tenants from discrimination and  
2180 retaliation. King County Councilmember Cynthia Sullivan introduced a just-cause ordinance five times  
2181 between 1989 and 1993, but the proposed ordinance was not passed.  
2182

2183 During this time, unincorporated tenants raised concerns with King County councilmembers that no-cause  
2184 notices were used by landlords as a form of retaliation against tenants who tried to enforce their rights. For  
2185 example, in 1992, a property manager in Shoreline, which was unincorporated at the time, sent no-cause  
2186 eviction notices to several tenants after they raised concerns about apartment rule changes, filed complaints  
2187 with the County about code violations, and filed complaints with HUD about fair housing violations.<sup>334</sup>  
2188 Tenants sent a letter to their County councilmember regarding the situation, who did reach out to the  
2189 property manager, but the Council did not pass a just-cause eviction ordinance.  
2190

### 2191 *2021 Tenant Protections*

2192 In 2021, Washington state passed just-cause eviction statewide.<sup>335</sup> Soon after, the County passed a suite of  
2193 tenant protections to help tenants maintain stable housing.<sup>336</sup> The County ordinance:

- 2194 • reduced barriers to housing by limiting upfront charges required at move-in and allowing longer move-  
2195 in costs payment plans than what is required in state law;
- 2196 • created more housing stability by providing stronger protections against eviction and requiring a longer  
2197 rent increase notice period than what is prescribed in the state law;
- 2198 • protected undocumented tenants by prohibiting landlords from requiring prospective tenants to  
2199 provide a Social Security Number; and
- 2200 • adopted other tenant protections.

2201 Since this law passed, landlords will not be able to use no-cause eviction notices to get around fair housing  
2202 protections. King County has led both locally and nationally on fair housing protections, such as passing the  
2203 first fair housing law in Washington state and providing anti-discrimination protections for Section 8 voucher  
2204 participants in 1992 – when most states still do not have this protection in 2023.<sup>337</sup> Fair housing laws have  
2205 had some success in reducing overt racial discrimination in housing and housing financing but have not  
2206

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<sup>328</sup> Smith, R. (2019, February 8). Landlord Goes Off on Racist Ramble at Hearing for Eviction Reform. *The Stranger*. [\[link\]](#)

<sup>329</sup> King County Bar Association Housing Justice Project. *2019 - A Year of Evictions*. [\[link\]](#)

<sup>330</sup> King County Bar Association Housing Justice Project. *2019 - A Year of Evictions*. [\[link\]](#)

<sup>331</sup> U.S. Census Bureau. (2022). *Tenure by Household Size, 5-year ACS 2016-2020*.

<sup>332</sup> U.S. Census Bureau. (2022). *Age Range by Tenure, 5-year ACS 2016-2020*.

<sup>333</sup> King County Council. (1989, September 13). *Proposed Ordinance 89-740*. King County Archives, Series 307, Box 15.

<sup>334</sup> Pryne, E. (1992, April 24). Tenants Fight Eviction - Seven Families Accuse Manager of Retaliation. *The Seattle Times*.

<sup>335</sup> Washington State Legislature. (2021). House Bill 1236. [\[link\]](#)

<sup>336</sup> King County Ordinance 19311 (2021). [\[link\]](#)

<sup>337</sup> Poverty & Race Research Action Council. (2023). *Expanding Choice: Practical Strategies for Building a Successful Housing Mobility Program*. [\[link\]](#)

2207 reduced segregated housing patterns. The success of fair housing protections depends heavily on housing  
2208 regulations, such as those that govern the landlord-tenant relationship.<sup>338</sup>  
2209

### 2210 *Exclusionary Zoning*

2211 Zoning is a practice used by planners to divide land into different categories based on their designated use  
2212 and purpose.<sup>339</sup> In the late 1800s, Germany created the concept of zoning to keep nuisances, such as  
2213 polluting industries, away from incompatible land uses such as residential areas.<sup>340</sup> Beginning in the early  
2214 1900's, cities throughout the U.S. adopted zoning policies which were soon leveraged to maintain  
2215 segregation.<sup>341</sup>  
2216

2217 In 1917, the U.S. Supreme Court ruled in *Buchanan v. Warley* that cities could not explicitly use zoning to  
2218 divide cities by race. However, contemporary exclusionary zoning can create the same patterns of  
2219 segregation as policies pre- *Buchanan v. Warley*.<sup>342</sup> Exclusionary zoning laws restrict the types of homes that  
2220 can be built in specific areas. Examples of this include minimum lot size requirements, base densities per  
2221 dwelling unit, minimum square footage requirements, building height limits, and disallowing multiunit  
2222 homes.<sup>343</sup> Single detached residence zoning, which is prominent in some jurisdictions within King County,  
2223 and low-density zoning, which is prominent in unincorporated King County, are considered exclusionary.<sup>344</sup>  
2224 Large minimum lot size requirements are considered a form of exclusionary zoning as they reduce  
2225 affordability by restricting the number of dwellings that can exist on a certain sized property.<sup>345</sup> Urban  
2226 minimum lot area requirements are considered large, and thus exclusionary, when they are at or above  
2227 5,000 square feet.<sup>346</sup> From 1963-1993, King County's minimum lot area requirements were above 5,000  
2228 square feet, in both rural and urban areas.<sup>347,348</sup>  
2229

2230 In the wake of *Buchanan v. Warley*, some planners were explicit in their segregationist goals for zoning.<sup>349</sup>  
2231 The City of Seattle hired St. Louis city planner Harlan Bartholomew as a consultant for Seattle's first zoning  
2232 ordinance in 1923. Bartholomew previously stated that his goals in St. Louis's plan were to "preserve the  
2233 more desirable residential neighborhoods," and to prevent movement into "finer residential districts ... by  
2234 colored people."<sup>350</sup> The strategy employed to achieve this was the use of single detached residence zoning,  
2235 as Black people often could not afford those homes. However, zoning ordinances did not explicitly use  
2236 racial terms such as "Black neighborhoods," so the practice was and is deemed legal under the 1917  
2237 *Buchanan v. Warley* Supreme Court ruling.<sup>351</sup> In the years that followed the 1917 *Buchanan v. Warley*  
2238 Supreme Court decision, cities across the country adopted Bartholomew's zoning methods.<sup>352</sup>  
2239

2240 The Federal Housing Administration (FHA) was established in 1934 to facilitate homeownership throughout  
2241 the country, primarily through providing mortgage insurance so banks and other private lenders would offer  
2242 more loans to prospective homebuyers. Fueled by FHA-backed programs and subsidies, homeownership  
2243 rates dramatically increased for primarily White families residing in single detached residences.<sup>353</sup> The FHA

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<sup>338</sup> Jargowsky, P. (2019). The Fair Housing Act at 50: Successes, Failures, and Future Directions. *Housing Policy Debate*. (29)5.

<sup>339</sup> Municipal Research and Services Center of Washington (2023). *Development Regulations and Zoning*. MRSC. [[link](#)]

<sup>340</sup> Talen, E. (2012). *Zoning and Diversity in Historical Perspective*. (Volume 11, Issue 4) Sage Journals. [[link](#)]

<sup>341</sup> Freeman, L. (2021). *Build race equity into zoning decisions*. Brookings. [[link](#)]

<sup>342</sup> Rigsby, E. (2016). *Understanding Exclusionary Zoning and Its Impact on Concentrated Poverty*. The Century Foundation. [[link](#)]

<sup>343</sup> Rouse, C., Bernstein, J., Knudsen, H. Zhang, J. (2021). *Exclusionary Zoning: Its Effect on Racial Discrimination in the Housing Market*. The White House. [[link](#)]

<sup>344</sup> Lens, M. (2021). *Low-Density Zoning, Health, And Health Equity*. Health Affairs. [[link](#)]

<sup>345</sup> Jaffe, E. (2020). *Why minimum lot sizes are a growing affordability problem*. Medium. [[link](#)]

<sup>346</sup> Gray, N. (2019). *Do Minimum Lot Size Rules Matter?* Strong Towns. [[link](#)]

<sup>347</sup> King County (1963, April). Resolution 25789. *Journal of Proceedings of County Commissioners*. [[link](#)]

<sup>348</sup> King County (1988). 21.08.080 Zoning Code Book. Accessed via King County Council Clerk.

<sup>349</sup> Rothstein, R. (2014). *The Making of Ferguson: Public Policies at the Root of its Troubles*. Economic Policy Institute. [[link](#)]

<sup>350</sup> Cohen, J (2018). Rectifying Seattle's racist past requires a denser future, says report. *Crosscut*. [[link](#)]

<sup>351</sup> Rothstein, R., *Making of Ferguson*. [[link](#)]

<sup>352</sup> Castillo Barone, A.C. (2018). *Harland Bartholomew and Racially Informed Zoning: The Case of St. Louis*. [[link](#)]

<sup>353</sup> Fritz, J. (2016). *Federal Housing Administration (FHA)*. Britannica. [[link](#)]

2244 created a manual for developers which stated that racial restrictive covenants were "more effective than a  
2245 zoning ordinance in providing protection from adverse influences," since zoning codes by themselves, "are  
2246 seldom complete enough [...] to assure a homogenous and harmonious neighborhood."<sup>354</sup> While words  
2247 such as "harmonious" are not explicitly racist, they do connote racial and economic segregation.<sup>355</sup> The FHA  
2248 incentivized single detached residence zoning by prioritizing mortgage insurance for developments with  
2249 racial restrictive covenants in areas with predominantly single detached residences.<sup>356,357</sup> By the 1950's,  
2250 about 98 percent of FHA-backed homes were owned and occupied by White households.<sup>358</sup> FHA programs  
2251 and subsidies gave rise to low-density suburbs on the outskirts of cities, as they had the space for  
2252 developers to build single detached residences that only White families could access.<sup>359</sup>  
2253

#### 2254 *Zoning Conducive to Single Detached Residences*

2255 Each city within King County has jurisdiction over their own zoning code, while King County has jurisdiction  
2256 over the zoning for unincorporated areas. Since King County's first zoning code in 1937, most of its urban  
2257 residential areas have been zoned low- or medium-density, which are predominantly developed with single  
2258 detached residences. Low-density zones generally refer to areas where only one dwelling unit per acre is  
2259 permitted, medium density refers to four-12 dwelling units per acre or more, and high density refers to 12  
2260 units or more per acre. Since housing density is restricted to specific areas, per the Growth Management  
2261 Act's goal in reducing sprawl, the preponderance of single detached residences reduces the area's housing  
2262 supply.<sup>360</sup> Lack of housing supply leads to an increase in housing price if there is not enough housing  
2263 available to meet the needs of the population.<sup>361</sup>  
2264

2265 Zoning conducive to single detached residences limits housing choice by restricting a diversity of housing  
2266 types. Building and lot size regulations limit the type of housing that can be built in an area by impacting the  
2267 buildable area of a lot. For example, King County's current zoning code has limitations on the number of  
2268 dwelling units per acre, a minimum lot width, a minimum street setback, and limits on building height. While  
2269 lot development standards have many benefits including furthering environmental and public health, the  
2270 combined effect of these standards can be exclusionary. To meet environmental and public health goals,  
2271 King County will need to continue to utilize traditional zoning regulations. However, the County will consider  
2272 the racially disparate impacts of such regulations and work toward mitigating them.  
2273

2274 Interviewees in a 2018 community outreach effort facilitated by King County identified expansion of housing  
2275 types and changing restrictive zoning as a priority way to increase affordable housing.<sup>362</sup> Zoning that is more  
2276 conducive to multiple dwelling units per land parcel allows for more density and housing types. Zoning that  
2277 allows for higher levels of density provide opportunities for private and nonprofit developers to increase the  
2278 housing stock with units at a larger spectrum of affordability than areas with only single detached  
2279 residences. The availability of multiple housing types can reduce racial disparities in the housing market  
2280 because it allows people of a wider spectrum of income levels to access housing. Households of American  
2281 Indian/Alaska Native, Black, Native Hawaiian/Pacific Islander, and Two or Multiple Races on average, have  
2282 lower incomes compared to White and Asian households.  
2283

2284 King County zoning updates and some accompanied demographic changes are summarized below.

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<sup>354</sup> Kimble, J. (2007). *Insuring Inequality: The Role of the Federal Housing Administration in the Urban Ghettization of African Americans*. *Law and Social Inquiry* 32:2 (399-343).

<sup>355</sup> *Bradley v. Milliken*, 338 F. Supp. 582 (E.D. Mich. 1971)

<sup>356</sup> Majumdar, R. (2007). Racially Restrictive Covenants in the State of Washington: A Primer for Practitioners. *Seattle University Law Review*: 30 (1095-1117). [\[link\]](#)

<sup>357</sup> Fritz, J., "Federal Housing Administration (FHA)." [\[link\]](#)

<sup>358</sup> Brown, D. (2021). Your Home's Value is Based on Racism. *The New York Times*.

<sup>359</sup> Dougherty, C. (2020, February 18). Why Suburban American Homeowners Were Accused of Being a 'Profit-Making Cartel' in the 1970s. *Time*. [\[link\]](#)

<sup>360</sup> MSRC (2023). *Growth Management Act*. [\[link\]](#)

<sup>361</sup> Rouse, et al., "Exclusionary Zoning." [\[link\]](#)

<sup>362</sup> 2019 King County Analysis of Impediments to Fair Housing Choice. [\[link\]](#)

2285    *1937-1964*

2286    Prior to 1937, all unincorporated King County areas were designated as an "unclassified use district" where  
2287    almost all uses were permitted.<sup>363,364</sup> The 1937 zoning code, King County's first, extended over a large  
2288    geographic area because only 17 cities and towns were incorporated in the County at this time, compared  
2289    to the 39 incorporated cities within King County today. In this first zoning code, King County introduced and  
2290    applied low-density zoning (R-1 Residence District) which allowed up to two dwellings on one, one-acre  
2291    sized lot. However, there were distance requirements between the dwellings, which made the use of  
2292    duplexes prohibitive. R-2 districts allowed for multiple dwellings, flats, apartments, lodging houses, and  
2293    boarding houses so long as front, side and rear yard spatial requirements were met. The renting of rooms  
2294    for lodging was permitted but could not exceed five people in a one-family dwelling.<sup>365</sup> Family, across the  
2295    1937 zoning code, was defined as "one person living alone, or two or more persons living together, whether  
2296    related to each other or not. Eight unrelated persons is the limit of a so-called family." Restrictions on  
2297    density, the number of renters permitted to occupy a dwelling, and putting limitations on the definition of  
2298    "family," can be exclusionary to Black, Indigenous, and People of Color households, who are often over-  
2299    represented among low-income households.<sup>366,367</sup>

2300  
2301    In 1958, the King County Superior Court ruled that King County's 1937 zoning code was invalid because the  
2302    County had not created a comprehensive zoning plan.<sup>368</sup> Shortly after this ruling, the King County Board of  
2303    County Commissioners enacted a comprehensive zoning plan. This plan introduced districts where only  
2304    single detached residences were permitted.<sup>369</sup>

2305  
2306    The next zoning update occurred in 1964, accompanied by the first King County comprehensive plan to  
2307    include a statement of general policy in addition to zoning code. This plan adopted an "Urban Center  
2308    Development Concept" which aimed to focus economic activity and cultural services in existing cities and  
2309    towns, with low density development and open space between them. Seattle would remain the major urban  
2310    center, but this plan encouraged growth in other cities and towns as well. An intention for this concept was  
2311    to centralize density to reduce suburban sprawl and protect rural and natural areas by limiting where denser  
2312    housing could be built.<sup>370,371</sup> The 1964 Comprehensive Plan states, "To superimpose even a diluted  
2313    centralized form on King County now would mean that all future outward growth would have to be  
2314    discouraged completely and development allowed only within the existing urbanized area by filling up  
2315    vacant land and redeveloping other land at increasing densities." King County does exhibit the intention of  
2316    accommodating density within urbanized areas in their 1964 Comprehensive Plan; however, exceptions  
2317    were made. The plan also reads that "Some areas of the County should be kept at a lower density even  
2318    though close to an urban center. These areas include locations where a pattern of large lot sizes is already  
2319    established or is desired and where residents need the assurance that the character of their neighborhood  
2320    will be stabilized." While the 1937 zoning code allowed one- and two-family dwellings on lots zoned R-1, the  
2321    1964 zoning code restricted it to only one-family dwelling and read that the purpose of the classification was  
2322    to "create a living environment of the highest standards for single detached residences."<sup>372,373</sup> Minimum lot  
2323    size requirements became more restrictive in 1964 than they were in 1937. In the 1937 zoning code, the  
2324    residential minimum lot area for each one- and two-family dwelling was 4,800 square feet. In the 1964  
2325    zoning code, minimum required lot area standards for residential zones ranged from 7,200 square feet to  
2326    15,000 square feet, which is far more exclusionary.

<sup>363</sup> King County (2022). *Historical Building, Property, and Land Use Records*. [link]

<sup>364</sup> Oldham, K. (2006). *King County adopts a comprehensive zoning plan on August 11, 1958*. History Link. [link]

<sup>365</sup> King County (1937). Resolution No. 6493. *Journal of Proceedings of County Commissioners*. [link]

<sup>366</sup> Mehrotra, A., Bealore, L., Montoya-Boyer, A. (2022). *Zoning In: How inclusionary Zoning Increases Affordable Housing for Communities of Color to Build Wealth*. Prosperity Now Scorecard. [link]

<sup>367</sup> Gabobe, N. (2021, April). *Housemates Welcome: Washington Strikes Down Household Size Caps*. Sightline Institute. [link]

<sup>368</sup> Oldham, K. (2006, May 2). *King County adopts a comprehensive zoning plan on August 11, 1958*. History Link. [link]

<sup>369</sup> King County Planning Commission Resolution No. 18801 (1958). [link]

<sup>370</sup> Oldham, K. (2006). *County Commissioners approve new Comprehensive Plan for King County on October 13, 1964*. History Link. [link]

<sup>371</sup> King County Planning Department (1964). *The Comprehensive Plan for King County, Washington*. King County. [link]

<sup>372</sup> King County (1963). Resolution 25789. *Journal of Proceedings of County Commissioners*. [link]

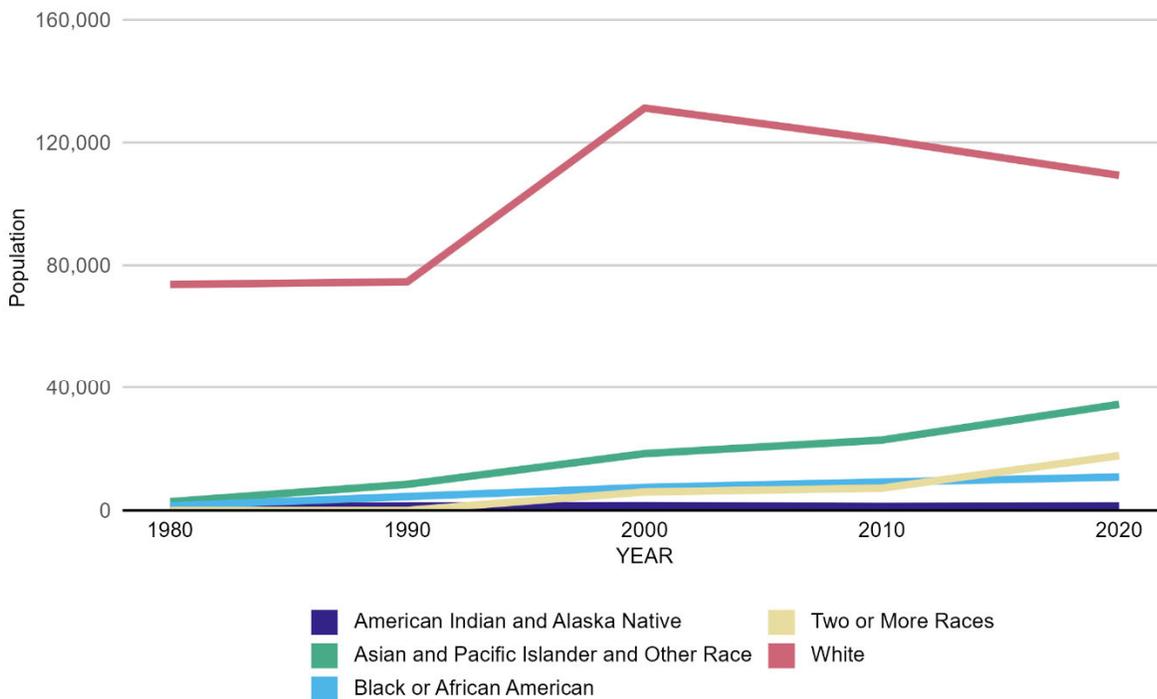
<sup>373</sup> King County (1937). Resolution No. 6493. *Journal of Proceedings of County Commissioners*. [link]

2327

2328 *1980-1990*

2329 In the 1980's, Skyway-West Hill and the surrounding areas went from being a predominately White suburb  
2330 to a burgeoning hub of racial diversity. Figure 75 reveals an increase in racial diversity across all  
2331 unincorporated King County beginning in the 1980s.<sup>374</sup> In Skyway-West Hill, the Black population increased  
2332 from seven percent in 1980 to 20 percent in 1990, and the Asian population increased from eight percent in  
2333 1980 to 13 percent in 1990. The second largest wave of population growth in Skyway-West Hill came in the  
2334 early 1990s and consisted of mostly Black and Asian people who were attracted to the area's location,  
2335 affordability, and growing racial and ethnic diversity.<sup>375</sup> White Center became racially diverse after federal  
2336 housing projects for World War II workers turned into homes for low-income households and immigrant  
2337 families in the 1970s.<sup>376</sup>  
2338

2339 **Figure 75: Population by Race in Unincorporated King County**



2340 Data for Two or More Races category not collected prior to 2000 Census

2341 *Source: U.S. Census Bureau. Population by Race, Decennial Census 1980-2010.*

2342

2343 As the Skyway-West Hill and White Center areas were racially diversifying and growing in population, long-time  
2344 residents in unincorporated King County began to fight density and upzoning.<sup>377,378</sup> As shown in Figure 76,  
2345 Black households made up the largest percentage of renters in the 1980s (and continue to today) in  
2346 unincorporated King County, so blocking apartments reduced the housing supply available to these

<sup>374</sup> Wilson, G. (1992, February 20). At The End of The Rainbow -- Skyway: A Community Of Color, Conflict And Cooperation. *The Seattle Times*.

<sup>375</sup> Wilson, G. (1992, February 20). At The End of The Rainbow -- Skyway: A Community Of Color, Conflict And Cooperation. *The Seattle Times*.

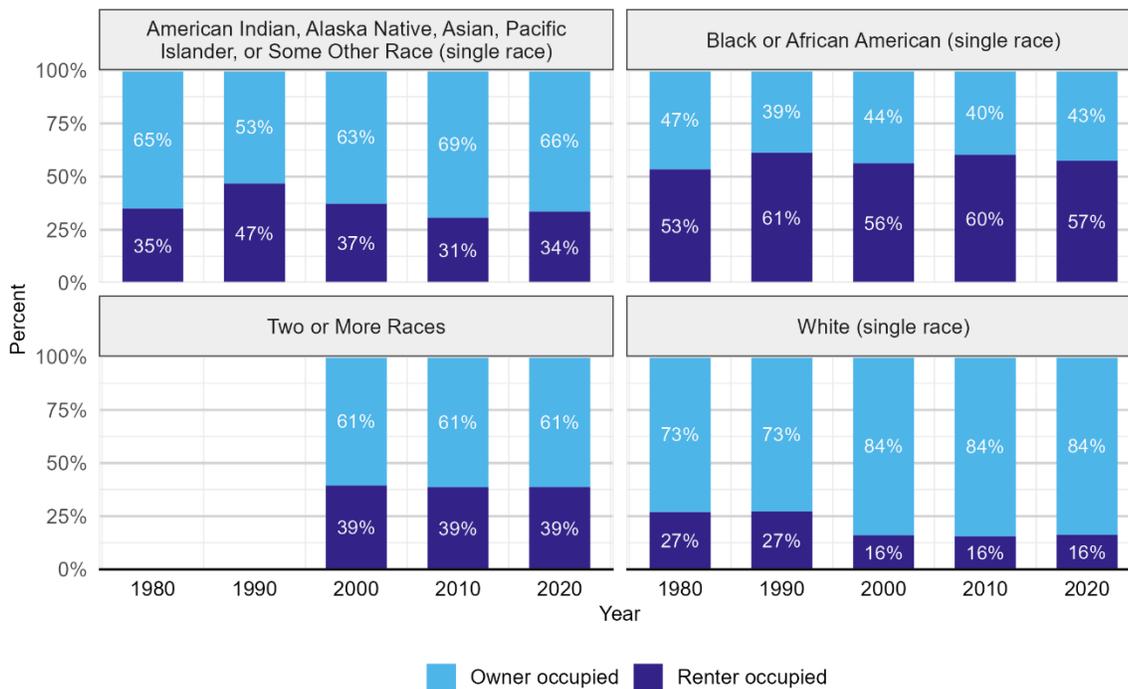
<sup>376</sup> Richardson, R. (2008). *White Center - Thumbnail History*. History Link. [[link](#)]

<sup>377</sup> Reiner, C. (1981, June 3). Group fights apartment zoning. *The Seattle Times*.

<sup>378</sup> Temple, S. (1978, March 1). 'People power' floored in Top Hat rezoning fight. *Seattle Times*.

2347 households. In 1981, members of the Seahurst Community Club in Burien fought the plans for a HUD-financed  
2348 38-unit apartment building for low-income elderly people, arguing it was spot zoning in their single detached  
2349 residential neighborhood. In 1978, White Center residents organized themselves to fight against the  
2350 development of a 22-unit apartment building after the King County Council approved a zoning change to  
2351 accommodate the project. In some cases, the areas were upzoned or lot sizes were adjusted, and in others, the  
2352 King County Council appeased homeowners by retracting their plans for upzoning or retained larger minimum  
2353 lot sizes.<sup>379,380</sup> For example, the McMicken Community Club residents successfully pressured Council to reverse  
2354 a dozen upzones to protect their single detached residential neighborhood in North Highline. North Highline  
2355 residents successfully opposed a zoning change proposed by the King County Council from the existing 7,200-  
2356 square foot minimum lot size to a 5,000 square foot minimum lot size.  
2357

2358 **Figure 76: Percent of Occupied Housing units by Tenure and Race of Households in Unincorporated**  
2359 **King County**



2360 Data for Two or More Races category not collected prior to 2000 Census, and thus not shown here.

2361 Source: U.S. Census Bureau. *Percent of Occupied Housing Units by Tenure and Race of Householder, Decennial Census 1980-*  
2362 *2010; 5-year ACS 2016-2020.*

2363 Note: Due to changes in how the decennial census tracked race over the years, race data shown here is presented differently than  
2364 in the ACS data found in the rest of this document. In addition, the 2000 census was the first to allow individuals to self-identify  
2365 with more than one race, and thus data for 1990 is only available for single-race categories.

2366  
2367 The next major comprehensive plan and zoning update in 1985 aimed to accommodate new population  
2368 growth. Building off the "Urban Center Development Concept," this plan added specificity about where  
2369 housing and urban growth should exist and where open space, rural, and resource lands should be  
2370 preserved.<sup>381</sup> This resulted in most new growth occurring in designated urban areas (later referred to as an  
2371 Urban Growth Area by the GMA). To guide this growth pattern, zoning for residential development in the

<sup>379</sup> Reiner, C. (1981, April 29). North Highline lot size kept at 7,200 feet. *Seattle Times*.

<sup>380</sup> Reiner, C. (1981, June 3). Group fights apartment zoning. *The Seattle Times*.

<sup>381</sup> Oldham, K. (2006). *County Council unanimously approves new King County Comprehensive Plan on April 8, 1985*. History Link. [\[link\]](#)

2372 rural area decreased from one dwelling unit per acre to one dwelling unit per 2.5 to 10 acres.<sup>382</sup> This follows  
2373 the overarching trend of each zoning update adding more requirements that limit *where* housing densities  
2374 can go for environmental reasons without also increasing minimum lot sizes for urban residential zones to  
2375 accommodate population growth. The minimum lot area for residential zones between 1979 to 1988 are  
2376 almost identical to that of 1964's zoning code, except with the addition of a residential zoning category  
2377 allowing a minimum lot requirement of 5,000 square feet, which can allow for some level of increased  
2378 density.<sup>383,384,385</sup> Limiting density in specified areas through zoning and the Urban Growth Area (UGA) has  
2379 vast environmental and human benefits such as preserving open spaces, farmland and environmentally  
2380 sensitive areas. In addition to accessing these benefits, it is also crucial that King County accommodates a  
2381 growing population across the income spectrum.

2382  
2383 In 1986, in attempt to accommodate the growing population, the King County Council proposed a plan to  
2384 upzone five percent of Federal Way, which was unincorporated at the time, to allow for multiunit  
2385 development.<sup>386</sup> The plan was adopted against significant disapproval from Federal Way residents.<sup>387</sup> In  
2386 deep opposition to additional apartment buildings, Federal Way residents ran their fourth campaign to  
2387 incorporate.<sup>388,389</sup> In 1989, Federal Way residents voted in a landslide to incorporate.<sup>390</sup>

2388

### 2389 *Adoption of the Growth Management Act (1990s)*

2390 The Growth Management Act (GMA), enacted in 1990, adopted King County's Urban Growth Area strategy  
2391 and required all fast-growing counties to establish their own UGAs in collaboration with the cities in each  
2392 county. UGAs are designed to prevent sprawling and uncontrolled development by focusing growth in  
2393 designated areas where urban services can efficiently be provided. By limiting most housing growth to  
2394 specified UGAs, jurisdictions within the UGA that had a growing population needed to plan for more density  
2395 and housing production. Many of these jurisdictions did not make significant upzones or increase their  
2396 infrastructure investments, resulting in an underproduction in housing. This contributed to an increase in  
2397 prices for existing housing, which has disproportionately impacted Black, Indigenous, and People of Color  
2398 communities for decades.<sup>391</sup>

2399

### 2400 *Current Zoning (1993-current)*

2401 Prior to King County's 1993 zoning code, King County used minimum lot size requirements to determine the  
2402 square footage needed per dwelling unit. Beginning with the 1993 update, the zoning code provides a  
2403 base density of dwelling units per acre instead of minimum lot sizes. While base density of dwelling units  
2404 per acre is slightly more flexible than minimum lot size requirements, they impose very similar restrictions.  
2405 For example, areas zoned R-4 have a base density of four dwelling units per acre, which generally allows for  
2406 one home per 10,890 square feet of lot size (though the actual configuration may vary by parcel).

2407

2408 King County's 1993 zoning code has many of the same restrictions as the current zoning code. As shown in  
2409 Map 4, most of unincorporated King County's urban residential land is zoned R-1 through R-12, which are  
2410 considered low and medium densities. Zones R-1 through R-8 provide for predominantly single detached  
2411 homes. The current zoning code has a minimum lot width of 30 feet, and a minimum street setback of 10

---

<sup>382</sup> Robinson, L. and Newell, J. and Marzluff, J. (2004). *Twenty-five years of sprawl in the Seattle region: growth management responses and implications for conservation*. Elsevier. [\[link\]](#)

<sup>383</sup> King County (1963). Resolution 25789. *Journal of Proceedings of County Commissioners*. [\[link\]](#)

<sup>384</sup> King County (1979). 21.08.050 Zoning Code Book.

<sup>385</sup> King County (1988). 21.08.080 Zoning Code Book.

<sup>386</sup> Schulz, B. (1986, February 19). Residents Dispute Community Plan - Committee Members Want County to Reduce Multifamily Sites. *The Seattle Times*.

<sup>387</sup> The Seattle Times (1987, December 30). Community Activism was Rife Throughout South End - And 2 Murder Cases Rocked Auburn, Federal Way. *The Seattle Times*.

<sup>388</sup> Parrish, M. (1990, February 28). The History. *The Seattle Times*.

<sup>389</sup> The Seattle Times (1987, December 27). The Year in Review - New Cities Rise; So Does Crime Toll. *The Seattle Times*.

<sup>390</sup> Parrish, M. (1990, February 28). The History. *The Seattle Times*.

<sup>391</sup> ECONorthwest, "Redlining and Wealth Loss." [\[link\]](#)

2412 feet for the R-4 through R-48 residential zones. King County limits building base height to 35 feet for all  
2413 buildings in R-1 through R-8 zones. These are the same requirements listed in the 1993 zoning code,  
2414 resulting in minimum lot requirements that have not become conducive to higher densities since 1993.

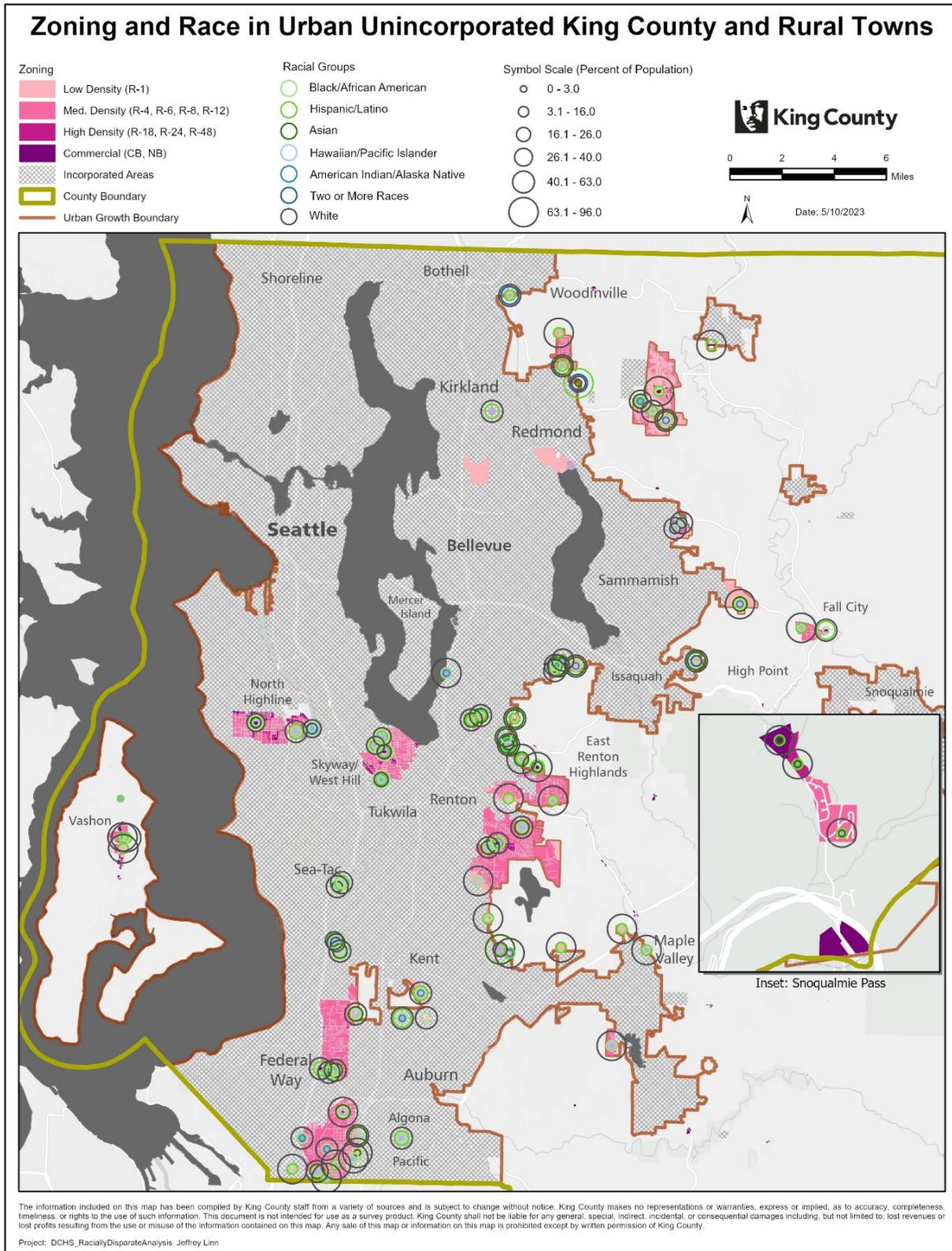
2415  
2416 Notable changes that occurred between 1993 and the current zoning code involve inclusionary housing and  
2417 the Residential Density Incentive Program. Buildings within zones R-18, R-24, R-48, Neighborhood Business,  
2418 Commercial Business, Regional Business, and Office, are permitted, with additional setbacks, to have  
2419 increased height through the inclusionary housing program. The inclusionary housing program applies to  
2420 zones within Skyway-West Hill and North Highline, and the Residential Density Incentive Program generally  
2421 applies to the rest of urban unincorporated King County, though cannot be applied to R-1 zones. Through  
2422 the inclusionary housing program, buildings may use maximum height which is 75-80 feet in high density  
2423 zoning classifications. The Residential Density Incentive Program provides a density bonus in exchange for  
2424 providing some affordable units. Although, the program has been utilized only to a limited extent. For more  
2425 information on inclusionary housing and the Residential Density Incentive Program, see the *Unincorporated*  
2426 *King County Policies* subsection in *X. Existing Strategies*.

2427  
2428 Map 4 displays current zoning for unincorporated King County, divided into four categories: low density (R-  
2429 1),<sup>392</sup> medium density (R-4, R-6, R-8, R-12), high density (R-18, R-24, R-48), and areas zoned commercial  
2430 which is mixed-use and generally allows for high-density residential housing. Each zoning category is  
2431 accompanied by the race of residents living within them. This map reveals the previously mentioned  
2432 preponderance of low- and medium-density zoning in unincorporated King County.

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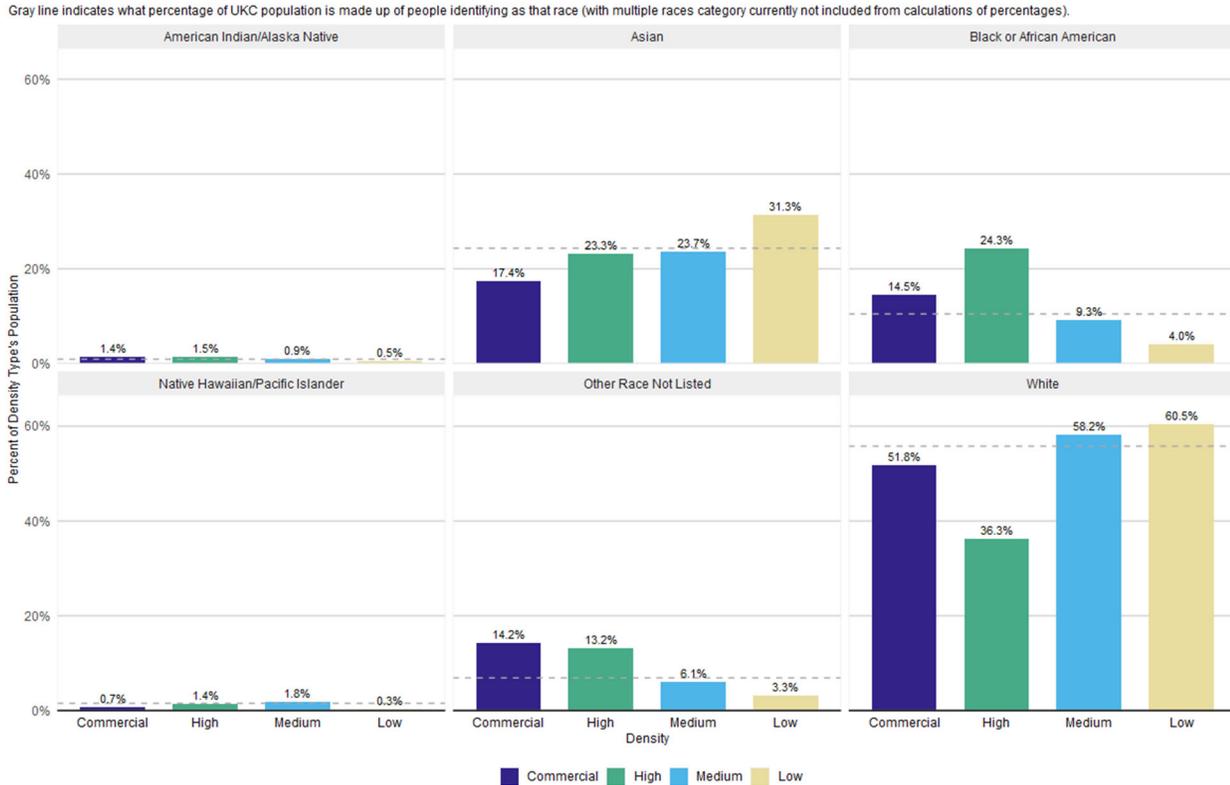
<sup>392</sup> The R-1 zone is generally used for 1) urban separators to protect critical areas in the interface between rural and urban areas 2) urban park lands such as the large red areas on the map above in northern Bellevue for Bridle Trails Park and southern Redmond for Marymoor Park, and 3) schools, such as the larger red areas north of Covington and Maple Valley.

2433 **Map 4: Zoning and Race in Urban Unincorporated King County and Rural Towns**



2435 Figure 77 shows that White and Asian households in unincorporated King County are slightly more likely to  
 2436 live in medium- to low-density neighborhoods, whereas Black, American Indian/Alaska Native, and other  
 2437 races not listed households are slightly more likely to live in commercial and high-density neighborhoods.<sup>393</sup>  
 2438 As previously described, White and Asian households, on average, have higher incomes than households of  
 2439 American Indian/Alaska Native, Black, Native Hawaiian/Pacific Islander, and Two or Multiple Races. Many  
 2440 Black, Indigenous, and People of Color residents have lower incomes, on average, than White residents due  
 2441 to discrimination in housing, education, and employment. While the zoning designation may not have been  
 2442 racially motivated, it does impact who can afford to live there. By systematically driving housing prices up in  
 2443 certain neighborhoods with mechanisms such as zoning, some level of racial segregation occurs.  
 2444

2445 **Figure 77: Race by Zoning Type in Unincorporated King County**



2446  
 2447 Source: U.S. Census Bureau. (2022). Population by Race, 5-year ACS 2016-2020; King County Geographic Information Systems.

2448 **Housing Supply**

2449 King County's continued retention of lot development standards that are conducive to single detached  
 2450 houses coincided with other drivers of housing cost increases, such as an influx of jobs and a growing  
 2451 population. As described in the following section, King County is also hampered from fully providing the  
 2452 necessary infrastructure to meet the urban unincorporated areas' housing needs because funding  
 2453 mechanisms allowed under state law prevent counties from stewarding urban areas in the same way as  
 2454 cities, which have more flexible revenue tools.<sup>394</sup> From 2010 to 2019, 2.57 jobs were created in King County  
 2455 for every housing unit produced.<sup>395</sup> While this job growth occurred outside of unincorporated King County,

<sup>393</sup> If all races were evenly distributed between the four different zoning categories, they would all match the gray dotted line perfectly.

<sup>394</sup> King County Unincorporated Urban Area Annexation Area Databook. [\[link\]](#)

<sup>395</sup> ECONorthwest, "Redlining and Wealth Loss." [\[link\]](#)

2456 the housing pressure it creates extends across jurisdictions.<sup>396,397</sup> This underproduction in housing supply,  
2457 coupled with an influx of high earners moving to the region, led to higher housing costs.<sup>398</sup>  
2458 Not only is general housing supply an issue, but the number of rental homes affordable to low- and  
2459 moderate-income families decreased by 36,000 between 2008 and 2019.<sup>399</sup> This dramatic increase in  
2460 housing price and decrease in affordable housing for lower-income residents has a disproportionate impact  
2461 on households of American Indian or Alaska Native, Black, Native Hawaiian/Pacific Islander, and Two or  
2462 Multiple Races, as they, on average, have lower incomes and are more likely to be renters, compared to  
2463 White and Asian households.<sup>400</sup>  
2464

#### 2465 *Lack of Funding, Underinvestment, and Pattern of Annexation*

2466 For the purposes of growth management, annexation is the process of transferring unincorporated land  
2467 from a county's jurisdiction into incorporated land in a city's jurisdiction. The GMA requires that cities  
2468 coordinate with their respective county to identify an UGA, as annexation can only occur within the  
2469 designated UGA. The GMA states that cities are more appropriately situated than counties to provide urban  
2470 governmental services because cities have the infrastructure, organizational structure, and finance tools to  
2471 serve an urban area.<sup>401</sup> This construct presumes that counties are primarily designed to provide local  
2472 services to the rural area with dispersed, low-density resource uses and regional services throughout the  
2473 county. As outlined in the 1998 CPPs, all unincorporated Urban Growth Areas were encouraged to annex or  
2474 incorporate by 2012, which did not occur.

2475  
2476 While Washington state has attempted to incentivize urban unincorporated areas to annex into a city, King  
2477 County still has six large unincorporated urban areas. Many of the remaining portions of urban  
2478 unincorporated King County are home to lower-income and racially diverse communities compared to the  
2479 whiter, higher-income areas on the edge of the UGA that have been annexed in recent decades. Excluding  
2480 East Renton Highlands, all remaining urban unincorporated areas have a median household income below  
2481 the King County average.<sup>402</sup>  
2482

#### 2483 *Lack of Revenue Tools*

2484 In general, King County has a limited ability to invest in all unincorporated areas because of the taxing  
2485 structure imposed by the state.<sup>403,404</sup> King County's taxing authority generally only includes property and  
2486 sales taxes, whereas cities' taxing authority includes property, sales, business and occupation, and utility  
2487 taxes. This structure allows cities to collect more taxes and in turn provide urban-level services for their  
2488 residents.

2489  
2490 King County does not have the finance streams to provide urban-level services within urban unincorporated  
2491 areas. Modern urban infrastructure such as sewers, sidewalks, maintained roadways, trails and parks, are  
2492 needed to both accommodate higher densities and to attract annexation of these areas by surrounding  
2493 jurisdictions.<sup>405</sup> For example, parts of North Highline and Skyway-West Hill are still on septic systems, instead

---

<sup>396</sup> As described in the *Jobs to Housing Ratio* subsection, jobs per housing ratio decreased in unincorporated King County between 2010 and 2020, likely due to the annexation of commercial cores.

<sup>397</sup> Tu, J. (2015, August 30). Low pay, costly commute often go hand in hand. *The Seattle Times*.

<sup>398</sup> ECONorthwest, "Redlining and Wealth Loss." [\[link\]](#)

<sup>399</sup> King County (2019). *2019 King County Analysis of Impediments to Fair Housing Choice*. Equal Housing Opportunity. [\[link\]](#)

<sup>400</sup> See *Household Characteristics* subsection in *III. Community Profile*.

<sup>401</sup> King County Unincorporated Urban Area Annexation Area Databook. [\[link\]](#)

<sup>402</sup> U.S. Census Bureau. (2015-2019) *5-year ACS 2015-2019*

<sup>403</sup> Senate Ways and Means Committee (2020). *A Legislative Guide to Washington's Tax Structure*. [\[Link\]](#)

<sup>404</sup> King County (2021, December). *Unincorporated King County Fiscal Sustainability Plan*. [\[link\]](#)

<sup>405</sup> *Service Delivery and Facilities Provided by King County in the Five Potential Annexation Areas*, appendix to the *Skyway-West Hill Land Use Subarea Plan*. [\[link\]](#)

2494 of the sewer systems that most urban areas such as Seattle and Renton use.<sup>406,407</sup> Septic systems require a  
2495 minimum lot size and can cause serious public health hazards if not maintained properly.<sup>408,409</sup>

2496  
2497 The 2022 North Highline Subarea Plan notes, "Like other urban unincorporated areas, there has been  
2498 insufficient investment in North Highline's transportation system..."<sup>410</sup> Underinvestment in urban services in  
2499 higher density zoned areas disincentivizes annexation because of additional costs required to serve more  
2500 intense development.  
2501

2502 *Pattern of Annexation*

2503 Areas that have a strong commercial core and homes with high assessed values are attractive for cities to  
2504 annex because these areas can increase their tax base and cover the cost of servicing that new area.  
2505 Unincorporated areas without strong commercial cores are less appealing for cities to annex because these  
2506 areas do not have a large tax base.<sup>411</sup> Since 1990, partly because of King County's success in implementing  
2507 the GMA, the areas that have been incorporated or annexed held 85 percent of unincorporated area jobs  
2508 and only 69 percent of unincorporated area residents.<sup>412,413</sup> This left behind a very small number of jobs and  
2509 commercial land in the remaining unincorporated areas. Unincorporated areas only have one percent of  
2510 countywide employment, and five percent of countywide population. This pattern of annexation and  
2511 incorporation continues to reduce tax generating resources, such as sales tax, away from King County which  
2512 further impacts the County's already limited financial capacity to support services in the remaining urban  
2513 unincorporated areas. This contributes to a widening deficit between growing service maintenance costs  
2514 and the reduced amount of revenue received by the County, which limits King County's ability to invest in  
2515 unincorporated areas.<sup>414</sup>

2516  
2517 Due to discriminatory practices, Black, Latin(a)(o)(x), and Indigenous communities are less likely to be  
2518 homeowners, and those that are, have homes with lower median values than homes owned by White  
2519 people.<sup>415</sup> Assessed property values provide a metric for cities to determine annexation; so, if an area with a  
2520 higher proportion of Black, Latin(a)(o)(x), and Indigenous residents has lower assessed property values,  
2521 cities may not want to annex the area.<sup>416,417</sup> For example, in 1991, Burien proposed annexation boundaries  
2522 to include parts of Shorewood, an upper middle-class neighborhood, while leaving White Center, an  
2523 ethnically diverse neighborhood with low-income housing, unincorporated. A 1991 *Seattle Times* article  
2524 stated that, "...no one's vying to annex Skyway/Bryn Mawr or White Center, both of which are relatively  
2525 developed but include working-class neighborhoods with comparatively low property values - and low  
2526 property-tax revenues."<sup>418</sup>

2527

2528 *Skyway-West Hill PAA, North Highline PAA, and Fairwood PAA*

2529 Skyway-West Hill, North Highline, and Fairwood PAAs, outlined in Map 5, are all home to a significantly  
2530 higher percentage of Black, Indigenous, and People of Color residents than the King County average and

---

<sup>406</sup> King County Department of Assessments (2022). Assessment Data.

<sup>407</sup> King County on-site sewage systems (OSS) and social vulnerability dashboard. [\[link\]](#)

<sup>408</sup> U.S. Environmental Protection Agency (2022). Septic System Impacts on Water Sources. EPA. [\[link\]](#)

<sup>409</sup> Washington State Department of Health Wastewater Management Program (2002). *Rule Development Committee Issue Research Report - Lot Size (Minimum Land Area)*. [\[link\]](#)

<sup>410</sup> North Highline Subarea Plan, page 44

<sup>411</sup> Austin, D.A. (1999). Politics vs. Economics: Evidence from Municipal Annexation. *Journal of Urban Economics*.

<sup>412</sup> King County (2021). *Unincorporated King County Fiscal Sustainability Plan*. [\[link\]](#)

<sup>413</sup> King County Unincorporated Urban Area Annexation Area Databook. [\[link\]](#)

<sup>414</sup> King County (2021). *Unincorporated King County Fiscal Sustainability Plan*. [\[link\]](#)

<sup>415</sup> Racial Restrictive Covenants Project Washington State (2022). *Homeownership by race 1960-2020 - King County*. Civil Rights and Labor History Consortium/University of Washington. [\[link\]](#)

<sup>416</sup> American Society of Planning Officials (1958, September). Information Report No. 114, *Annexation Studies*. APA. [\[link\]](#)

<sup>417</sup> Racial Restrictive Covenants Project Washington State (2022). *Homeownership by race 1960-2020 - King County*. Civil Rights and Labor History Consortium/University of Washington. [\[link\]](#)

<sup>418</sup> Ortegaleon, B. (1991, December 2). Incorporation frenzy leaves 'orphans' in S. King. *Seattle Times*.

2531 have lower median incomes than the King County average.<sup>419</sup> This pattern, combined with the County's  
2532 limited taxing authority highlights the need for annexation to advance racial justice.<sup>420,421</sup>

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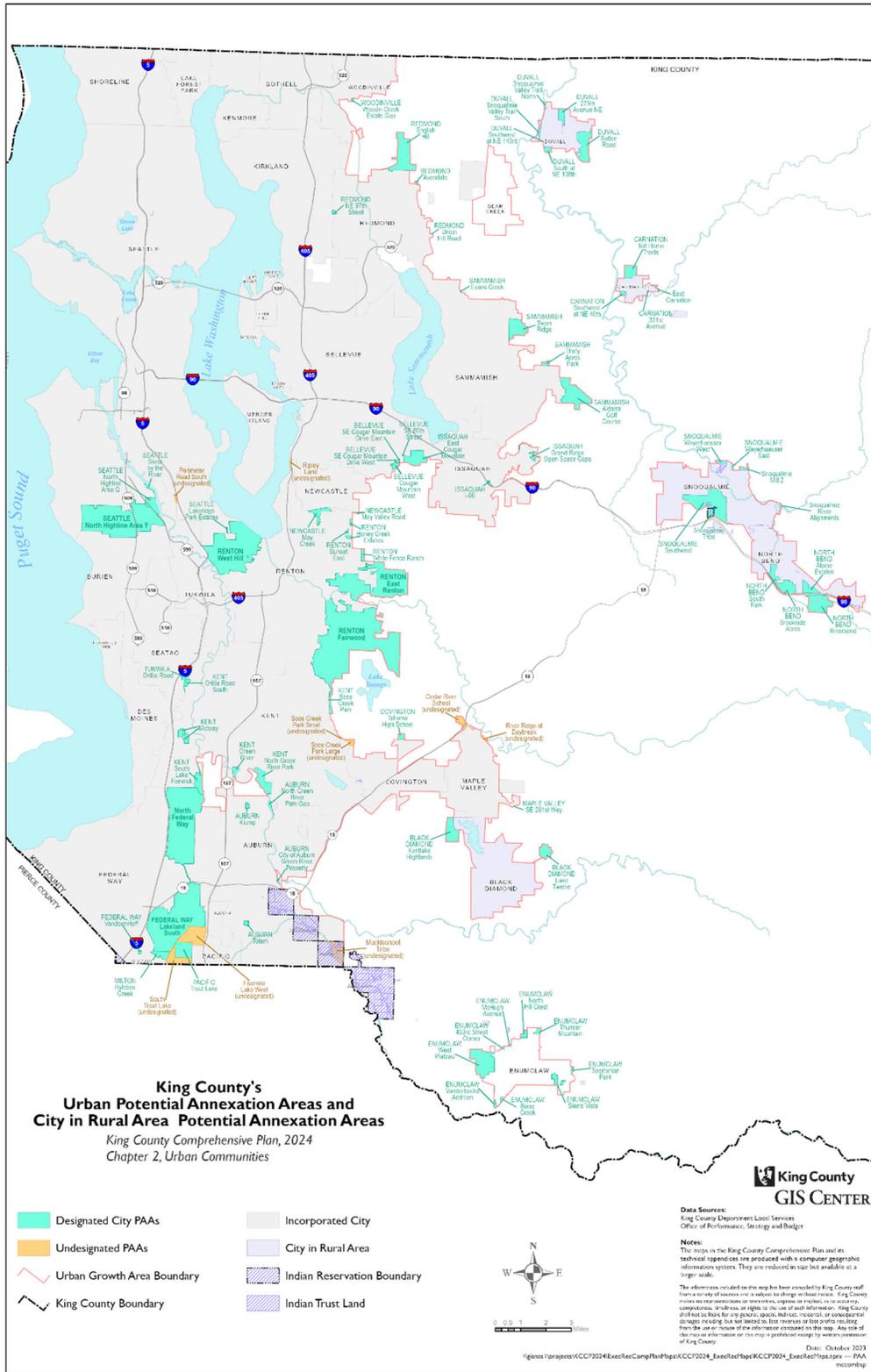
<sup>419</sup> U.S. Census Bureau. (2015-2019) 5-year ACS 2015-2019.

<sup>420</sup> Beekman, D. (2022, August 13). Skyway fights for housing, parks and community at 'critical moment.' *Seattle Times*.

<sup>421</sup> King County Unincorporated Urban Area Annexation Area Databook. [\[link\]](#)

2533  
 2534

**Map 5: King County's Urban Potential Annexation Areas and City in Rural Area Potential Annexation Areas**



2535

2536 Institutionalized racism contributed to underinvestment in affordable housing projects in Skyway-West Hill  
2537 and North Highline neighborhoods. For example, redlining, displacement from Seattle’s Central District, as  
2538 well as the widening of the racial wealth gap partially resulted in the relatively lower real estate values in  
2539 Skyway-West Hill and North Highline.<sup>422,423</sup> However, areas in close proximity to Seattle grew rapidly which  
2540 drove home prices up, creating the conditions for gentrification.<sup>424</sup> For at least a decade, King County did  
2541 not invest in affordable housing in Skyway-West Hill, aside from housing repair assistance. King County has  
2542 only recently started investing housing funds in Skyway-West Hill after years of community advocacy and  
2543 organizing.<sup>425,426,427</sup> In 2022, King County awarded two projects from a \$5 million request for proposal (RFP)  
2544 to support affordable housing development in the Skyway-West Hill neighborhood that align with  
2545 community identified anti-displacement priorities.<sup>428,429,430</sup> In the 2023-24 King County biennial budget, an  
2546 additional \$5 million has been earmarked for affordable housing capital investments in Skyway-West Hill.

## 2547 Displacement

2548 The history of racially exclusive, discriminatory land use and housing practices, and seemingly race-neutral  
2549 policies that perpetuate the racial wealth gap, patterns of segregation, and exclusion, and underinvestment  
2550 in neighborhoods of color culminates in an increased risk of displacement for Black, indigenous, and People  
2551 of Color communities. Displacement describes a pattern in which households move involuntarily as a result  
2552 of aforementioned factors.<sup>431</sup> Displacement can increase the risk of homelessness and have lasting negative  
2553 effects on health, education, earnings, and cultural connections.<sup>432</sup> While homeowners build equity and  
2554 typically have a fixed monthly payment, renters make monthly payments they will never recoup, and rental  
2555 prices typically increase over time. As rental costs increase, many households, especially cost-burdened  
2556 households, cannot save money to buy a home.<sup>433</sup> This stems from and exacerbates the pre-existing racial  
2557 wealth gap, which is a result from the legacy of mechanisms used to block Black, Indigenous, and People of  
2558 Color households from buying homes, such as racial restrictive covenants.<sup>434</sup>

2559  
2560 Map 6 was created using the Puget Sound Regional Council’s (PSRC) Displacement Risk Mapping Tool. This  
2561 map identifies census tracts that are at low, moderate, and higher risk of displacement.<sup>435</sup> North Highline  
2562 and a small area of unincorporated Kent are at higher risk of displacement.<sup>436</sup> East Federal Way, Fairwood,  
2563 and South Park are at risk of moderate displacement. Skyway-West Hill has all three levels of displacement  
2564 risk with the western most area at moderate risk and the eastern most area, adjacent to Renton, at higher  
2565 risk of displacement.

2566  
2567

---

<sup>422</sup> Skyway-West Hill and North Highline Anti-displacement Strategies Report. [\[link\]](#)

<sup>423</sup> University of Washington’s Seattle Civil Rights and Labor History Project. *Segregated Seattle*. [\[link\]](#)

<sup>424</sup> Groover, H. (2021, April 8) Seattle-area housing market is ‘on steroids’; see what’s happening near you. *The Seattle Times*. [\[link\]](#)

<sup>425</sup> Zahilay, G. (2020, February 17). We failed the Central District, but we must do right by Skyway. *The Seattle Times*. [\[link\]](#)

<sup>426</sup> Beekman, D. (2022, August 13). Skyway fights for housing, parks and community at ‘critical moment’. *The Seattle Times*. [\[link\]](#)

<sup>427</sup> Trumm, D. (2017, May 3). Meet Skyway: Seattle’s unincorporated Neighbor To The South. *The Urbanist*. [\[link\]](#)

<sup>428</sup> King County (2022, January). Skyway \$5M Fund for Affordable Housing | RFP Summary.

<sup>429</sup> King County (2022, May). *King County Announces Funding Awards for Two Affordable Housing Projects in Skyway-West Hill*. DCHS Blog. [\[link\]](#)

<sup>430</sup> King County (2022, January). *New Funding Opportunity: \$5 million to support equitable, community-driven affordable housing in the Skyway-West Hill (SWH) neighborhood*. DCHS Blog. [\[link\]](#)

<sup>431</sup> University of Texas at Austin Uprooted Project. *Understanding Gentrification and Displacement*. [\[link\]](#)

<sup>432</sup> Urban Displacement Project. *Pushed Out: Displacement Today and Lasting Impacts*. [\[link\]](#)

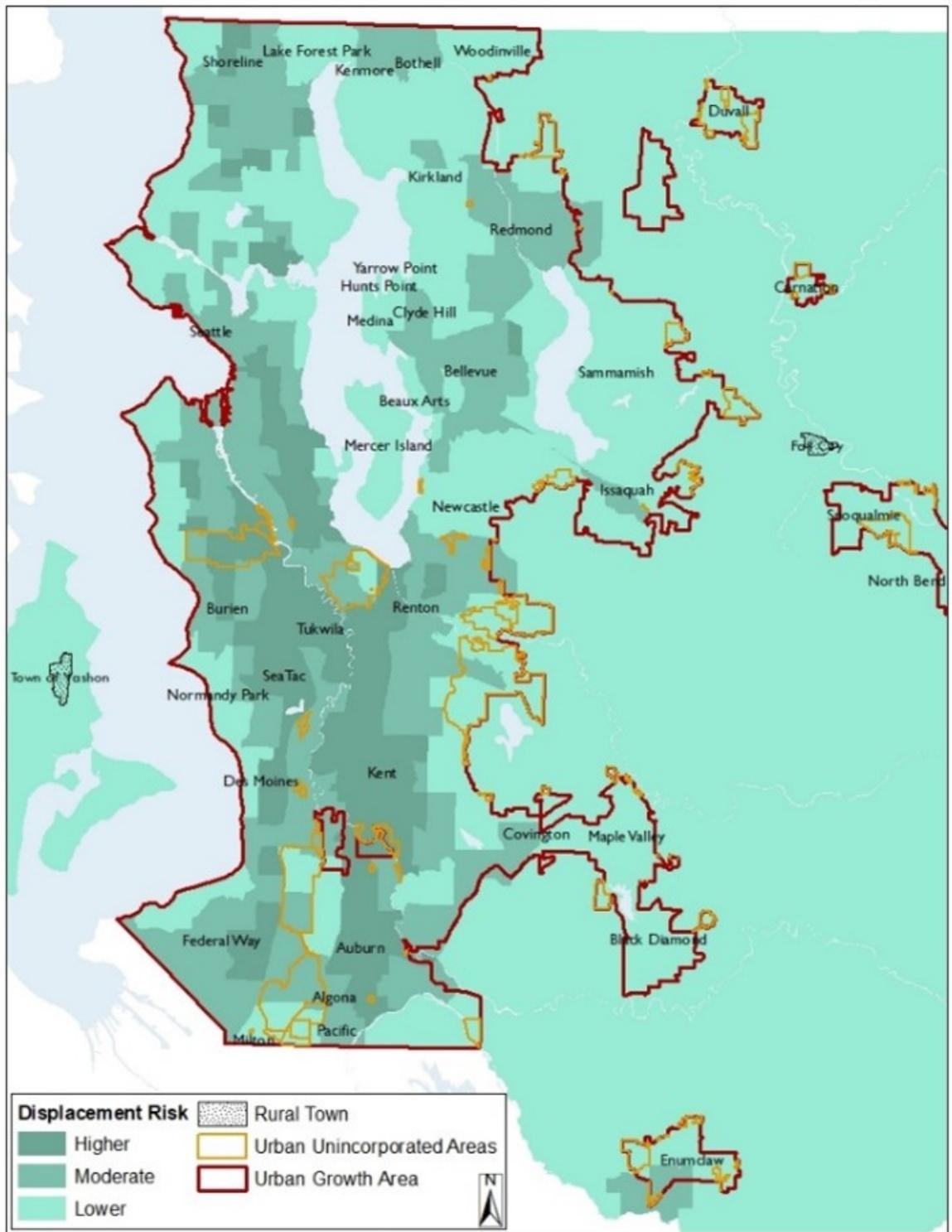
<sup>433</sup> ECONorthwest, “Redlining and Wealth Loss.” [\[link\]](#)

<sup>434</sup> Logani, I., “Racial Wealth Gap.” [\[link\]](#)

<sup>435</sup> Puget Sound Regional Council. *Displacement Risk Mapping Tool*. [\[link\]](#)

<sup>436</sup> Only about 10 homes in the Kent census tract are in unincorporated King County.

2568 **Map 6: Displacement Risk by Census Tract**

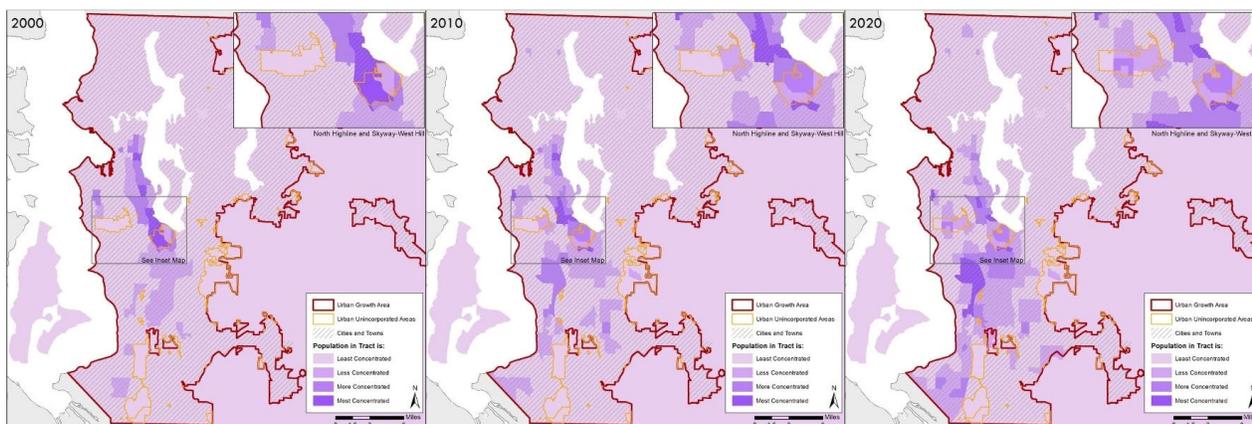


2569 Housing costs in Skyway-West Hill and North Highline have risen faster than the countywide average.  
2570  
2571 Between 2012 and 2020, the average annual rent increase in King County was 3.8 percent; in Skyway-West  
2572 Hill and North Highline the average annual increases were four percent and 4.9 percent, respectively.  
2573 Median incomes in both areas remain significantly lower than the countywide average, placing residents at  
2574 increased risk of displacement. Fifty-three percent of renter households in North Highline were cost

2575 burdened and 26 percent were severely cost burdened in 2017. Nearly one-third of all renters and two-  
2576 thirds of extremely low-income renters in Skyway-West Hill were severely cost burdened, spending more  
2577 than 50 percent of their income on rent.<sup>437</sup> For more analysis on cost burden, see *III. Community Profile*.

2578  
2579 Black, Indigenous, and People of Color households are twice as likely as White households to be housing  
2580 cost burdened in Skyway-West Hill and North Highline.<sup>438</sup> In North Highline, most White households owned  
2581 their homes, while 13 percent of Black households and 49 percent of Asian households owned their homes.  
2582 Most Black and Latin(a)(o)(x) renter households in North Highline were cost burdened in 2017 (72 percent  
2583 and 64 percent, respectively). An analysis found there were enough affordable units across most income  
2584 groups in Skway-West Hill, but housing could only meet the needs of about 37 percent of households with  
2585 incomes below 30 percent area median income. There are also housing gaps in North Highline to meet the  
2586 needs of households with incomes below 30 percent area median income. The combination of rising  
2587 housing prices, the high rate of cost-burdened households, and lower than average incomes put residents  
2588 who live in places like Skyway-West Hill and North Highline at increased risk of displacement.<sup>439</sup> Figure 78  
2589 show the decrease in concentration of Black residents in Skyway-West Hill from 2000, to 2010, to 2020. As  
2590 the maps indicate, and community members report, Black residents were displaced from Seattle's Central  
2591 District and moved further south, which then puts housing pressure on the places they move to, such as  
2592 Skyway-West Hill, which then forces people to move even further south.  
2593

2594 **Figure 78: Black/African American Concentration of Population 2000, 2010, and 2020**



2595  
2596 Source: U.S. Census Bureau. (2020). Decennial Census.

2597  
2598 Skyway-West Hill and North Highline community members have noted that gentrification can lead to the  
2599 deterioration of the cultural character of a community. This can lead to cultural displacement, which takes  
2600 place when existing residents move out of a neighborhood because their social or cultural connections have  
2601 declined due to gentrification. Displaced residents may lose connections to community establishments and  
2602 faith-based organizations that provide direct support or connect people to support systems. In Skyway,  
2603 residents who are displaced are often not able to find housing in Skyway again because of a lack of  
2604 affordable, available housing located in walkable areas or near other accommodations.<sup>440</sup>  
2605

2606 **Conclusion**

2607 Policies that do not explicitly discriminate based on race can and do lead to racially disparate outcomes.  
2608 Low-density zoning and large minimum lot requirements, lack of investment in urban unincorporated areas,

<sup>437</sup> BERK Consulting, Inc., "Affordable housing incentives analysis: North Highline and Skyway-West Hill. [link]  
<sup>438</sup> King County Affordable Housing Committee Dashboard. (2021). Jurisdictional Data for Download.  
<sup>439</sup> Skyway-West Hill and North Highline Anti-displacement Strategies Report. [link]  
<sup>440</sup> Comprehensive Plan Equity Work Group Meeting. (2023).

2609 and lack of tenant protections have contributed to displacement and other racial disparities in housing in  
2610 unincorporated King County. While not explicitly limited to single detached housing, King County's zoning  
2611 code does not sufficiently incentivize other, allowable types of high- and middle-density housing. This limits  
2612 housing supply and housing choice by not having a diversity of housing types, which leads to prices that  
2613 aren't affordable to low-income communities, of which Black, Indigenous, and People of Color are most  
2614 overly represented in.<sup>441,442</sup> Urban unincorporated areas have higher proportions of Black, Indigenous, and  
2615 People of Color populations and have historically been underinvested in compared to other unincorporated  
2616 areas with higher proportions of White populations. Investment is needed in order to accommodate more  
2617 density and encourage cities to annex PAAs.<sup>443</sup> The next section details the policies and codes King County  
2618 has either recently passed or is exploring through the 2024 Comprehensive Plan update to address the  
2619 policies and actions discussed in this analysis that have created racially disparate housing outcomes in  
2620 unincorporated King County.

## 2621 Undoing Racially Disparate Housing Policies in the 2622 Comprehensive Planning Process

2623 This section identifies the actions that have been and will be taken by King County in the 2024  
2624 Comprehensive Plan to undo racially disparate housing outcomes.  
2625

### 2626 *Barriers in Undoing Racially Disparate Impacts*

2627 Multiple barriers prevent King County from fully remedying harms inflicted on Black, Indigenous, and  
2628 People of Color communities. Racial wealth inequities result from exclusive housing practices and policies,  
2629 in addition to other injustices such as discrimination in employment and education. Despite understanding  
2630 that race-neutral policies can perpetuate harm due to pre-existing access inequities, there are multiple  
2631 policies in King County's Comprehensive Plan that are, indeed, race-neutral. While providing financial  
2632 resources to specific Black, Indigenous, and People of Color communities could reduce racially disparate  
2633 impacts in housing, the Fair Housing Act prohibits the prioritization of funds or programs based on a  
2634 protected class, such as race. The updates to the Comprehensive Plan policies and codes center on actions  
2635 King County has leverage over, such as building partnerships, implementing policies to reduce  
2636 displacement, and adopting code changes that could diversify the housing stock and increase the supply of  
2637 affordable housing.  
2638

2639 Revenue is critical to implement many of the King County Comprehensive Plan policies. While King County  
2640 has put forward new levies to meet the needs of different communities throughout the county, the funding  
2641 raised is not enough to solve the housing crisis. King County has significant limits imposed by the state on  
2642 raising revenue. For decades, King County has advocated for increased revenue from the state and federal  
2643 government to address structural revenue problems and the affordable housing crisis. King County has yet  
2644 to receive either the taxing authority or the resources at a scale needed to meaningfully and effectively do  
2645 so.  
2646

### 2647 *Summary of 2024 Comprehensive Plan Updates*

2648 To promote equitable outcomes in partnership with communities most impacted by racially disparate  
2649 housing policies, King County has intentionally solicited engagement from members of underrepresented  
2650 communities through a broad, community survey and the 2024 Comprehensive Plan Equity Work Group.  
2651 The Equity Work Group is an advisory group composed of 15 people from historically underrepresented  
2652 groups who worked closely with Executive staff to incorporate equity considerations into the

---

<sup>441</sup> Rouse, et al., "Exclusionary Zoning." [link]

<sup>442</sup> Mehrotra, A., Bealore, L., Montoya-Boyer, A. (2022, September). *Zoning In: How Inclusionary Zoning Increases Affordable Housing for Communities of Color to Build Wealth*. Prosperity Now Scorecard. [link]

<sup>443</sup> King County Clerk of the Council (2019). *Skyway-West Hill Land Use Subarea Plan*, Appendix D: Service Delivery and Facilities Provided by King County in the Five Potential Annexation Areas. [link]

2653 Comprehensive Plan update. The Comprehensive Plan includes new policies, edits to former policies, and  
2654 code changes to reflect the new GMA and CPP requirements and community feedback.

2655  
2656 King County is committed to addressing past and current racially exclusive and discriminatory land use and  
2657 housing practices that resulted in disparate impacts on Black, Indigenous, and People of Color households.  
2658 The County aims to repair these harms and promote equitable outcomes in partnership with impacted  
2659 communities through intentional, targeted actions and support for affordable housing initiatives. King  
2660 County's 2024 Comprehensive Plan incorporates new policies and updates to existing policies to begin to  
2661 undo the racially disparate impacts caused by the policies and practices discussed in the Racially Disparate  
2662 Impact Analysis which found:

- 2663 • explicitly racist policies and practices existed in unincorporated King County and contributed to long-  
2664 term economic racial disparities;
- 2665 • the lack of tenant protections for unincorporated King County undermined the effectiveness of fair  
2666 housing protections;
- 2667 • exclusionary zoning laws in unincorporated King County limit the availability of more affordable housing  
2668 options for low- and moderate-income households who are disproportionately Black, Indigenous, and  
2669 People of Color;
- 2670 • King County has historically underinvested in urban unincorporated areas with higher Black,  
2671 Indigenous, and People of Color populations; and
- 2672 • the combination of rising housing prices, the high rate of cost-burdened Black, Indigenous, and People  
2673 of Color households, and lower than average incomes put Black, Indigenous, and People of Color  
2674 residents who live in places like Skyway-West Hill and North Highline at increased risk of displacement.  
2675

2676 To begin rectifying these harms, the 2024 King County Comprehensive Plan included changes that commit  
2677 King County to:

- 2678 • participate in regional solutions to address critical housing needs;
- 2679 • engage historically and currently underrepresented communities in the development and  
2680 implementation of affordable housing programs to ensure the County's investments and policies are  
2681 culturally relevant and meet the needs of communities most in need;
- 2682 • invest in programs and policies that help tenants stay housed and assert their rights, reducing racial  
2683 disproportionality among households who experience housing stability;
- 2684 • adopt code changes to allow middle housing and create an inclusionary housing program to encourage  
2685 the creation of more affordable and diverse housing options so more low- and moderate-income  
2686 households can access homeownership and generate long-term wealth for their families;
- 2687 • prioritize funding for affordable housing projects that are community-driven, promote access to  
2688 opportunity, and create wealth-building opportunities for communities at-risk of displacement; and
- 2689 • take actions to prevent and mitigate residential and cultural displacement for unincorporated  
2690 communities at risk of displacement to address racial disparities in housing, such as implementing  
2691 programs to create affordable homeownership opportunities and investing in equitable development  
2692 projects.

2693  
2694 These new and updated housing policies demonstrate King County's commitment to addressing racial  
2695 disparities in housing and promoting equitable access to affordable and culturally relevant housing options  
2696 for all residents, particularly those historically underserved and disproportionately impacted by  
2697 discriminatory practices. The equity analysis of the 2024 Comprehensive Plan details specific proposals  
2698 prioritized by the Equity Work Group.  
2699

2700 *Current and Future Actions of King County*

2701 King County is committed to undoing policies that result in racially disparate outcomes in housing and is  
2702 taking several future actions to achieve this goal. King County is currently developing and exploring  
2703 programs such as:

- 2704 • investing in rental assistance and eviction prevention programs to keep tenants housed;
- 2705 • launching a community preference program to prevent displacement;
- 2706 • investing in equitable development to support community-driven priorities;
- 2707 • preserving manufactured home communities and affordable housing to prevent displacement; and
- 2708 • expanding affordable homeownership programs to increase wealth-building opportunities for low- and  
2709 moderate-income households.

2710  
2711 For more information about the inventory of existing and proposed partnerships, strategies and funding  
2712 aimed at meeting countywide housing need, especially for Black, Indigenous, and People of Color  
2713 populations disparately impacted by discriminatory land use and housing practices, see X. *Existing*  
2714 *Strategies Summary*.

2715 **VI. Housing Needs Analysis**

2716 **Section Summary**

2717 This section fulfills, in part, King County CPP H-3l and H-3m.

2718  
2719 CPP H-3l and H-3m require jurisdictions to:

2720 *Conduct an inventory and analysis in each jurisdiction of existing and projected housing needs of all*  
2721 *segments of the population and summarize the findings in the housing element. The inventory and analysis*  
2722 *shall include:*

- 2723 l) *The housing needs of people who need supportive services or accessible units, including but not*  
2724 *limited to people experiencing homelessness, persons with disabilities, people with medical*  
2725 *conditions, and older adults;*
- 2726 m) *The housing needs of communities experiencing disproportionate harm of housing inequities*  
2727 *including Black, Indigenous, and People of Color (BIPOC).*

2728  
2729 The 2022 Point-in-Time Count found that the number of individuals experiencing homelessness in King  
2730 County increased nearly 14 percent from 2020 to 2022.<sup>444</sup> Black, Hispanic/Latin(a)(o)(x), American Indian,  
2731 Alaska Native, or Indigenous, and Native Hawaiian or Pacific Islander individuals were overrepresented in  
2732 this group compared to King County’s overall demographics.<sup>445</sup> Shelter and case management can help  
2733 people experiencing homelessness find resources and housing.<sup>446</sup> Expanding access to stable housing and  
2734 care can directly improve health outcomes for people experiencing homelessness.<sup>447</sup>  
2735

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<sup>444</sup> KCRHA 2022 Point in Time Count. [\[link\]](#)

<sup>445</sup> King County Department of Community and Human Services Performance Measurement and Evaluation. (2022). *King County’s Homeless Response System*. [\[link\]](#)

<sup>446</sup> National Health Care for the Homeless Council. (2016 April). *Vital Role of Case Management for Individuals Experiencing Homelessness. A Quarterly Research Review of the National HCH Council 4(1)*. [\[link\]](#)

<sup>447</sup> Prunhuber, Pratti and Vivian Kwok. (2021, February). *Low-Income Older Adults Face Unaffordable Rents, Driving Housing Instability and Homelessness*. Justice in Aging. National Low Income Housing Coalition. [\[link\]](#)

2736 Over ten percent of King County residents live with a disability.<sup>448</sup> People living with disabilities and  
 2737 disability rights advocacy organizations have shared that many people living with disabilities face challenges  
 2738 in searching, applying for, and relocating into accessible, affordable housing near supportive services.<sup>449,450</sup>  
 2739 The availability of accessible housing units and increasing access to housing navigators and vouchers would  
 2740 help meet the need for this population.<sup>451</sup>  
 2741  
 2742 People aged 65 years and older who wish to remain in their homes and communities may face difficulties  
 2743 because of rising housing costs. Homeowners who have paid off their mortgage may struggle to afford  
 2744 property taxes, utilities, and maintenance costs. People aged 65 years and older with low or fixed incomes  
 2745 need more affordable housing options to help them age in place.<sup>452</sup>  
 2746  
 2747 Housing quality, cost, and stability impacts people’s physical and mental health. Individuals receiving  
 2748 housing assistance who are recovering from medical conditions or with persisting conditions may need  
 2749 additional support, such as occupational therapy or chore services. The King County Regional Homeless  
 2750 Authority’s Draft Five-Year Plan found that people with medical conditions, particularly individuals who are  
 2751 unstably housed or experiencing homelessness, need access to care and a safe place to recover after  
 2752 leaving the hospital, such as recuperative housing.<sup>453</sup>  
 2753  
 2754 Black, Indigenous, and People of Color households, particularly Black and Hispanic households, are more  
 2755 likely to experience housing problems such as incomplete kitchen and plumbing facilities, overcrowding,  
 2756 and cost burden. Black households are also more likely to be renters and face higher rates of denial for  
 2757 home loans compared to White households.<sup>454</sup> The Black Home Initiative, a coalition of organizations  
 2758 working to increase and sustain Black homeownership, identified a need for greater access to  
 2759 homeownership opportunities and diverse housing types.<sup>455</sup> Black, Indigenous, and People of Color  
 2760 residents living in unincorporated King County shared with the Department of Community and Human  
 2761 Services that many Black, Indigenous, and People of Color households face displacement due to rising  
 2762 housing costs, so these households need access to affordable housing and homeownership opportunities  
 2763 as well as support in preventing and mitigating displacement.<sup>456</sup>  
 2764  
 2765 Some immigrants and refugees, especially those with limited English proficiency and low-incomes, may  
 2766 have difficulties communicating with landlords, finding stable employment, building a credit history, and  
 2767 understanding their rights.<sup>457</sup> Immigrants and refugees who are undocumented face additional barriers to  
 2768 accessing housing, such as landlords requiring Social Security Numbers for prospective tenants, though this  
 2769 requirement is not allowed under County code. The King County Comprehensive Plan Equity Work Group  
 2770 shared that immigrants and refugees need increased access to large, affordable rental units.<sup>458</sup>  
 2771  
 2772 The National LGBTQ+ Health and Longevity Center and Goldsen Institute found that LGBTQ+ people  
 2773 experience systematic disparities in Washington State, including higher rates of housing instability,  
 2774 homelessness, cost burden, and poverty and less access to care and other services.<sup>459</sup> LGBTQ+ community

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<sup>448</sup> U.S. Census Bureau. (2022). *Households by Disability*, 5-year ACS 2016-2020.  
<sup>449</sup> ECO Northwest. (2022, December 1). *Housing Needs for Individuals with Intellectual and Developmental Disabilities in Washington State*. Washington State Department of Social and Health Services. [\[link\]](#)  
<sup>450</sup> *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)  
<sup>451</sup> Community Feedback on Housing. (2022, September). *2023 Developmental Disabilities Legislative Committee*. King County Department of Community and Human Services.  
<sup>452</sup> U.S Department of Housing and Urban Development. (2017). *Housing for Seniors: Challenges and Solution*. [\[link\]](#)  
<sup>453</sup> King County Regional Homelessness Authority. (2023, January 18). *Draft Five-Year Plan (2023-2028)*. [\[link\]](#)  
<sup>454</sup> *2019 King County Analysis of Impediments to Fair Housing Choice*. [\[link\]](#)  
<sup>455</sup> Black Home Initiative. (2022, February 7) *Increasing Black Homeownership in the Puget Sound Region*. [\[link\]](#)  
<sup>456</sup> *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)  
<sup>457</sup> Community Feedback on Housing. (2022, September). *2023 Developmental Disabilities Legislative Committee*. King County Department of Community and Human Services.  
<sup>458</sup> Comprehensive Plan Equity Work Group Meeting. (2023, February 10). King County.  
<sup>459</sup> Goldsen, K. F. et. al. (2020, November). *Washington State LGBTQ+ Equity and Health Report 2020*. [\[link\]](#)

2775 organizations reported that LGBTQ+ residents in King County need access to affordable housing in  
2776 neighborhoods where they feel safe and connected to the community.<sup>460</sup> LGBTQ+ community members  
2777 report that it is important to find information about housing from a trusted source, such as a queer housing  
2778 group.<sup>461</sup>

2779  
2780 In addition to systems-level barriers and housing needs, community input and housing discrimination  
2781 testing conducted in King County found that individual-level discrimination based on disability, familial  
2782 status, national origin, religion, and source of income is still prevalent in King County.<sup>462,463</sup> Community  
2783 members noted experiencing discrimination as part of their search for and while living in affordable  
2784 housing.<sup>464</sup> Housing discrimination needs to be eliminated to ensure all King County residents can access  
2785 housing.<sup>465</sup>

2786  
2787 As of September 2023, King County is conducting interviews with various housing providers and  
2788 community-based organizations across King County to understand barriers to accessing housing for people  
2789 of a housing protected class status. These interviews are part of an outreach effort for the 2025 update to  
2790 the Analysis of Impediments to Fair Housing Choice report. Preliminary findings indicate that barriers to fair  
2791 housing choice include high cost of rent, high cost of deposit, steep rent increases, long waitlists for  
2792 affordable housing units, an eviction on a person's record, area median income inequities, and  
2793 discrimination based on source of income, race, country of origin, sexual orientation, and gender. Other  
2794 findings are discussed in this section.

## 2795 Housing Needs of People who Need Supportive Services or 2796 Accessible Units

### 2797 *People Experiencing Homelessness*

2798 In 2020, the Department of Community and Human Services (DCHS) found that more than 40,000 people  
2799 experienced homelessness in King County.<sup>466</sup> DCHS found that homelessness in King County  
2800 disproportionately impacts certain populations in King County; Black, Hispanic/Latin(a)(o)(x), American  
2801 Indian, Alaska Native, or Indigenous, and Native Hawaiian or Pacific Islander individuals were all  
2802 overrepresented in this group compared to King County's overall demographics. Veterans are also  
2803 overrepresented among the group who received homelessness services compared to the rate of veterans  
2804 countywide.<sup>467</sup> The 2022 Point in Time count found that more than half of households experiencing  
2805 homelessness in King County are unsheltered (57 percent).<sup>468</sup>

2806  
2807 In September 2022, 9,636 households experienced homelessness and received services from the homeless  
2808 response system. Most of the households who received services (58 percent) were sheltered in some way.  
2809 Approximately a quarter (26 percent) of households who received services were unsheltered and 17  
2810 percent of households had an unknown shelter status. Households who are sheltered may be more aware of  
2811 services so they may be overrepresented among people who access homelessness services.  
2812

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<sup>460</sup> LGBTQ Allyship. (2019). *2018-2019 South King County Housing Listening Sessions Report of the LGBTQ+ Community.*

<sup>461</sup> LGBTQ Allyship. (2021, September). *Affirmative Housing Marketing Strategies for LGBTQ+ Communities in South King County.*

<sup>462</sup> 2019 King County Analysis of Impediments to Fair Housing Choice. [[link](#)]

<sup>463</sup> Fair housing Testing. Fair Housing Center of Washington Contract.

<sup>464</sup> Comprehensive Plan Equity Work Group.

<sup>465</sup> King County. (2022, June 30). *Tenant Protection Access Plan.* [[link](#)]

<sup>466</sup> King County Department of Community and Human Services, Performance Measurement and Evaluation Division. (December 2021). *Integrating Data to Better Measure Homelessness.* [[link](#)]

<sup>467</sup> King County Department of Community and Human Services Performance Measurement and Evaluation. (2022). *King County's Homeless Response System.* [[link](#)]

<sup>468</sup> KCRHA 2022 Point in Time Count. [[link](#)]

2813 Approximately 60 percent of households who entered the homeless response system in King County were  
2814 households of color. Black households are more likely than White households to return to the homeless  
2815 response system after being permanently housed within the previous two years.<sup>469</sup> The King County  
2816 Regional Homelessness Authority Five Year Plan identifies a need for culturally competent services to meet  
2817 the needs of people experiencing homelessness.<sup>470</sup>

2818  
2819 The King County Regional Homelessness Authority finds that experiencing homelessness is traumatic, and  
2820 can create or exacerbate health conditions, disability, or substance use disorders. More than half (51  
2821 percent) of individuals experiencing homelessness in 2022 identified as having a disability, and more than  
2822 one-third identified as having a mental health or substance use disorder (31 percent and 37 percent,  
2823 respectively). Interviews for the 2022 Point in Time Count found that navigating the complex health care  
2824 system and accessing supportive services is difficult for people experiencing homelessness. Expanding  
2825 access to stable housing and care can directly improve health outcomes for people experiencing  
2826 homelessness.<sup>471</sup> People experiencing homelessness may need support to meet health needs and manage  
2827 their care (see the *People with Medical Conditions* subsection in *VI. Housing Needs Analysis* for information  
2828 about medical respite care and recuperative housing).

2829  
2830 The King County Regional Homeless Authority's Five-Year Plan finds that people experiencing  
2831 homelessness need access to shelter and supportive services, such as case management, to quickly  
2832 transition to permanent housing. Shelters that provide people with personal space and safety, secure  
2833 storage, and a consistent place to live are linked to increased resident health and wellbeing. The Health  
2834 Through Housing (HTH) Initiative found that single room shelter settings, like in hotels, increased feelings of  
2835 stability, reduced interpersonal conflict, and decreased the volume of 911 emergency calls compared to  
2836 congregate settings. HTH also found that moving individuals from congregate shelters to hotel rooms  
2837 increased exits to permanent housing.<sup>472</sup>

2838  
2839 *People Living with Disabilities*  
2840 Households with a member that has a cognitive limitation are the most likely out of all disability types to rent  
2841 countywide.<sup>473</sup> Urban unincorporated King County has a higher rate of residents with disabilities compared  
2842 to rural unincorporated King County.<sup>474</sup> This may be because cultivating community support and finding  
2843 housing in areas with access to healthcare providers and other services can be more difficult in the rural  
2844 area compared to the urban area.<sup>475</sup> Community members report there is less housing for people with  
2845 intellectual and developmental disabilities (IDD) in the rural area.<sup>476</sup>

2846  
2847 Disability advocacy organizations have shared with King County that people living with disabilities need  
2848 housing that is accessible, near supportive services, and in the community of their choice.<sup>477</sup> Housing choice  
2849 is limited for people living with disabilities due to a lack of available, accessible, affordable housing, as well  
2850 as discrimination. Providing reasonable accommodations for people with disabilities, such as adding a ramp  
2851 or grab bars, is more likely to carry a financial burden to a landlord.<sup>478</sup> This may mean that a landlord is less  
2852 likely to rent to someone, even with fair housing laws in place. Under federal and state law, landlords must

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<sup>469</sup> King County Department of Community and Human Services Performance Measurement and Evaluation. (2022). *King County's Homeless Response System*. [\[link\]](#)

<sup>470</sup> King County Regional Homelessness Authority. (2023, January 18). *Draft Five-Year Plan (2023-2028)*. [\[link\]](#)

<sup>471</sup> Prunhuber, Pratti and Vivian Kwok. (2021, February). *Low-Income Older Adults Face Unaffordable Rents, Driving Housing Instability and Homelessness*. Justice in Aging. National Low Income Housing Coalition. [\[link\]](#)

<sup>472</sup> King County Department of Community and Human Services. (2021, November). *Initial Health through Housing Implementation Plan 2022-2028*. [\[link\]](#)

<sup>473</sup> U.S. Department of Housing and Urban Development. (2021). *Tenure by Disability Status, CHAS 2014-2018*.

<sup>474</sup> U.S. Census Bureau. (2022). *Households by English Proficiency, 5-year ACS 2016-2020*.

<sup>475</sup> ECO Northwest. (2022, December 1). *Housing Needs for Individuals with Intellectual and Developmental Disabilities in Washington State*. Washington State Department of Social and Health Services.

<sup>476</sup> Community Feedback on Housing. (2022, September). *2023 Developmental Disabilities Legislative Committee*. King County Department of Community and Human Services.

<sup>477</sup> 2019 King County Analysis of Impediments to Fair Housing Choice. [\[link\]](#)

<sup>478</sup> 2019 King County Analysis of Impediments to Fair Housing Choice. [\[link\]](#)

2853 make reasonable accommodations for tenants with disabilities to ensure they have equal opportunity to use  
2854 and enjoy the unit.<sup>479,480</sup> A reasonable accommodation is a change, exception, or adjustment so a person  
2855 with a disability can live and enjoy the premises, such as installing a wheelchair ramp, allowing a service  
2856 animal in the unit or adjusting a rent payment schedule. Tenants who need an accommodation due to a  
2857 disability can request that the landlord make the accommodation.

2858  
2859 Landlords can deny the accommodation request because:

- 2860
- the tenant does not have a disability;
  - there is no nexus between the disability and the accommodation; or
  - the accommodation request creates an undue burden on the landlord.

2861  
2862  
2863  
2864 A landlord is supposed to engage with the request in a meaningful way, such as considering requests on a  
2865 case-by-case basis and not adopting a blanket policy against reasonable accommodations or not unduly  
2866 burdening a tenant with excessive documentation requirements to submit an accommodation request.

2867  
2868 King County staff heard in interviews with housing providers and community-based organizations that some  
2869 tenants with disabilities believe they experience discrimination from landlords when making reasonable  
2870 accommodation requests. Interviewees explained that landlords oftentimes do not understand what is  
2871 required of them when asked to make a reasonable accommodation and refuse to do so. Interviewees  
2872 described how challenging it is for people with disabilities to find accessible housing units.

2873  
2874 Additionally, staff from the King County Developmental Disability and Early Childhood Supports division  
2875 identified a need for family-sized affordable rental units with appropriate accommodations, like roll-in  
2876 showers or laundry in the unit, for families with at least one individual living with a disability in King County.  
2877 Disabilities can also pose an inherent barrier to searching, applying for, and moving into housing.<sup>481</sup> Rising  
2878 costs and a competitive housing market further exacerbate these barriers.<sup>482</sup> Community feedback identified  
2879 a need for affordable housing and increased support in navigating and accessing the housing market to  
2880 reduce or eliminate these barriers for individuals with disabilities and their families.<sup>483</sup>

2881

#### 2882 *People Aged 65 Years and Older*

2883 People aged 65 years and older who wish to remain in their homes and communities may face difficulties  
2884 because of rising housing costs. While many people aged 65 years and older in King County and  
2885 unincorporated King County own their homes, even homeowners who have paid off their mortgage may  
2886 struggle to afford housing costs, like property taxes or maintenance costs.<sup>484</sup> Although the Seniors, Persons  
2887 with Disabilities, and Disabled Veterans Property Tax Exemption program provides some property tax relief,  
2888 not all eligible households are enrolled, and enrolled households in unincorporated King County with  
2889 incomes between 55 and 65 percent area median income still pay thousands of dollars per year in property  
2890 taxes.<sup>485</sup> Research has shown that senior renters, particularly those with disabilities, are more likely to have  
2891 difficulty accessing housing suited to their needs. Black, Indigenous, and People of Color renters 65 years  
2892 and older with lower incomes are disproportionately cost burdened and are at increased risk of housing  
2893 instability and homelessness. Individuals who are severely cost burdened may have to choose between  
2894 housing costs and other necessities, like medication.<sup>486</sup>

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<sup>479</sup> U.S. Department of Housing and Urban Development. (Retrieved 2023, September 15). *Reasonable Accommodations and Modifications*. [[link](#)]

<sup>480</sup> Revised Code of Washington 49.60.222. [[link](#)].

<sup>481</sup> *2019 King County Analysis of Impediments to Fair Housing Choice*. [[link](#)]

<sup>482</sup> Washington State Department of Social and Health Services. (2022, October 1). *Developmental Disabilities Administration Housing fund priority study report*.

<sup>483</sup> *Community Feedback on Housing*. (2022, September). *2023 Developmental Disabilities Legislative Committee*. King County Department of Community and Human Services.

<sup>484</sup> U.S. Department of Housing and Urban Development. (2017). *Housing for Seniors: Challenges and Solution*. [[link](#)]

<sup>485</sup> *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [[link](#)]

<sup>486</sup> Prunhuber, Pratti and Vivian Kwok. (2021, February). *Low-Income Older Adults Face Unaffordable Rents, Driving Housing Instability and Homelessness*. Justice in Aging, National Low Income Housing Coalition. [[link](#)]

2895  
2896 Older adult renters are more likely to spend a significant portion of their income on rent.<sup>487</sup> Extremely low-  
2897 income renter households are most likely to include a resident aged 62 years or older countywide, likely  
2898 because some of these households rely on programs such as Social Security for their sole source of income  
2899 rather than wages.<sup>488</sup> These households would likely have difficulty maintaining housing in the private  
2900 market without additional financial support. Community members shared with King County staff that many  
2901 people aged 62 years and older fear rent increases and there is a growing population of people aged 62  
2902 years and older on fixed incomes experiencing homelessness.<sup>489</sup> People aged 65 years and older need  
2903 more affordable housing options and financial assistance programs to help them remain in their homes and  
2904 communities.<sup>490</sup> King County staff heard in interviews with housing providers and community-based  
2905 organizations that more affordable housing types conducive to multi-generational living would also help  
2906 people aged 62 years and older age in their communities and with their families. As explained by a  
2907 representative from African Community Housing and Development, "When family-sized homes exist, the  
2908 family stays together longer, people can age in place, and there is less youth homelessness." These  
2909 interviews indicated that community members considered middle housing as a model that supports multi-  
2910 generational living.<sup>491</sup>  
2911

2912 *People with Medical Conditions*

2913 Housing quality, cost, and stability impacts people’s physical and mental health. Individuals receiving  
2914 housing assistance who are recovering from medical conditions may need additional support to restabilize,  
2915 such as occupational therapy. People living in supportive housing with a persisting medical condition may  
2916 need to be offered chore service to maintain their unit. Medical conditions can lead to households falling  
2917 behind on rent, due to medical costs or because they are unable to work, and eventually facing eviction.  
2918 People who have experienced eviction report that eviction can lead to worsening or new mental and  
2919 physical health problems.<sup>492</sup> People with medical conditions that impact their ability to pay their housing  
2920 costs need support to keep their housing.  
2921

2922 People with medical conditions, particularly individuals who are unstably housed or experiencing  
2923 homelessness, need access to care and a safe place to recover after leaving the hospital. The King County  
2924 Regional Homelessness Authority has found that experiencing homelessness can create and exacerbate an  
2925 individual’s physical, mental, and behavioral health conditions, and many people experiencing  
2926 homelessness develop complex medical needs. The King County Regional Homelessness Authority Five  
2927 Year Plan finds that people experiencing homelessness with medical conditions often need recuperative  
2928 housing or medical respite programs. Recuperative housing or recuperative shelter beds are designed to  
2929 support people who do not need to remain in a hospital and have medical needs or a follow up medical  
2930 appointment and need support in the short term. Recuperative housing prevents emergency room visits  
2931 and can improve the health, safety, and stability of residents.<sup>493</sup>

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<sup>487</sup> Prunhuber, Pratti and Vivian Kwok. (2021, February). *Low-Income Older Adults Face Unaffordable Rents, Driving Housing Instability and Homelessness*. Justice in Aging, National Low Income Housing Coalition. [\[link\]](#)

<sup>488</sup> U.S. Department of Housing and Urban Development. (2021). *Renters by Income Level by Household Age Status, CHAS 2014-2018*.

<sup>489</sup> Comprehensive Plan Equity Work Group Meeting. (2023, January 20). King County.

<sup>490</sup> Metropolitan Center for Applied Research & Extension. (2018). *Moving Towards Age-Friendly Housing in King County*. [\[link\]](#)

<sup>491</sup> King County DCHS staff interviews with multiple housing providers and community-based organizations (June-August 2023).

<sup>492</sup> Cookson, T., Margaret Diddams, Xochitl Maykovich, Edmund Witter. (2018, September). *Losing Home: The Human Cost of Eviction in Seattle*. Seattle Women’s Commission and the Housing Justice Project. [\[link\]](#)

<sup>493</sup> King County Regional Homelessness Authority. (2023, January 18). *Draft Five-Year Plan (2023-2028)*. [\[link\]](#)

2932 **Housing Needs of Communities Experiencing Disproportionate**  
2933 **Harm of Housing Inequities**

2934 *Discrimination Against Housing Protected Classes*

2935 Despite being illegal for over 55 years, individual-level housing discrimination is still ongoing throughout  
2936 King County, based on community feedback and housing discrimination testing. The Civil Rights Act of  
2937 1968, Title VIII through IX, or Fair Housing Act, banned discrimination in housing nationwide against certain  
2938 protected classes. Washington State and King County have also established other protected classes that  
2939 may not be discriminated against regarding housing. Table 5 shows the different groups that are protected  
2940 at different levels of government, excluding protected classes that are already protected at a higher level of  
2941 government.  
2942

2943 **Table 5: Housing Protected Classes**

Federal	State of Washington	King County
Race	Creed	Age
Color	Marital Status	Ancestry
National Origin	Veteran/Military Status	
Religion	Use of Service or Assistive	
Sex	Animal	
Disability	Source of Income	
Familial Status		

2944  
2945 King County and partner cities contracted with the Fair Housing Center of Washington to conduct testing to  
2946 understand the nature and extent of housing discrimination by protected class status in 2019 and 2022. The  
2947 contracts tested for discrimination based on disability, familial status, national origin, race, religion, and  
2948 source of income. The Fair Housing Center of Washington found evidence of discrimination in 69 of the 135  
2949 tests conducted throughout King County. The Fair Housing Center of Washington conducted 11 tests in  
2950 unincorporated King County and found evidence of discrimination in eight tests.<sup>494</sup> Although this number of  
2951 tests is too small to be statistically significant, the results indicate that individuals and households who are  
2952 members of protected classes continue to face barriers to accessing housing at both a systemic and  
2953 individual level.  
2954

2955 In interviews between King County staff and organizational representatives, members that their clients  
2956 experienced discrimination as part of their search for housing. They also shared that community members  
2957 experienced discrimination while living in affordable housing.  
2958

2959 Communities need increased access to education and legal support to enforce their rights. Renters in  
2960 unincorporated King County are less likely than homeowners to have financial resources to enforce their  
2961 rights, such as hiring a private attorney, because renters are more likely to be lower income.<sup>495</sup> King County  
2962 staff heard in multiple interviews with housing providers and community-based organizations that people  
2963 are frequently deterred from filing fair housing complaints, because the system for doing so is not effective  
2964 in securing housing in the short- and immediate-term.  
2965

2966 *Families and Large Households*

2967 Approximately 2,006 households are overcrowded in unincorporated King County.<sup>496</sup> Community members  
2968 from Skyway-West Hill and North Highline, two urban unincorporated areas, have raised the need for more

<sup>494</sup> Final Testing Report for King County. (2022). Fair Housing Center of Washington Contract and King County.

<sup>495</sup> King County. (2022, June 30). *Tenant Protection Access Plan*. [\[link\]](#)

<sup>496</sup> U.S. Department of Housing and Urban Development. (2021). *Overcrowding, CHAS 2014-2018*.

2969 affordable, large rental units to accommodate large families and multigenerational families.<sup>497</sup> Urban  
2970 unincorporated King County has a higher rate of five-, six-, and seven-person renter households than rural  
2971 unincorporated areas.<sup>498</sup> Most three-, four-, and five or more-bedroom units are occupied by homeowners in  
2972 unincorporated King County.<sup>499</sup> Larger lower-income households, who are disproportionately Black,  
2973 Indigenous, and People of Color, are most impacted by the lack of family-sized rental units. King County  
2974 staff heard through interviews with multiple housing providers and community-based organizations that  
2975 most new housing units have less than four bedrooms, making it even more challenging for households to  
2976 find family-sized units.<sup>500</sup>

2977  
2978 Large families are more likely to experience housing problems in King County compared to small families,  
2979 primarily due to overcrowding and the cost of larger housing.<sup>501</sup> The Equity Work Group shared that families  
2980 and large households need access to affordable rental units that accommodate their needs. The lack of  
2981 larger, affordable units can lead to overcrowding and displacement. Community members report that  
2982 families in King County share homes because they cannot afford to live separately. They shared concerns  
2983 that recent immigrant and refugee families are often unable to find rental units large enough to  
2984 accommodate their needs so multiple families will rent a single home so they can stay together.

2985  
2986 Multiple housing providers and community-based organizations shared with King County staff through  
2987 interviews that it is not uncommon for eight people to crowd into a two-bedroom apartment because that is  
2988 all they could afford. Families and large households need access to affordable rental units that  
2989 accommodate their needs. Representatives from the Eastside Legal Assistance Program explained that  
2990 landlords have enforced occupancy standards as a means to evict larger families. There are instances where  
2991 one household extends their home to a recently evicted household, and then gets evicted themselves for  
2992 exceeding occupancy standards.

2993

2994 *Black, Indigenous, and People of Color*

2995 Black, Indigenous, and People of Color households disproportionately experience housing problems,  
2996 including incomplete kitchen facilities, incomplete plumbing facilities, overcrowding, and cost burden. In  
2997 King County, more than half of Hispanic and Black households experience at least one housing problem.  
2998 During the community engagement for the Skyway-West Hill and North Highline Anti-Displacement  
2999 Strategies Report, residents identified a need for more publicly subsidized affordable housing for  
3000 households below 60 percent area median income. These community members also noted the need for  
3001 more affordable, family-sized housing units and culturally specific housing for elders.<sup>502</sup>

3002  
3003 Black households and households of races not listed are significantly more likely to be renters than White  
3004 and Asian households.<sup>503</sup> In 2016 and 2017, Black households were more than twice as likely to be denied  
3005 and half as likely to apply for a home loan than White households in King County. Native American  
3006 households were also significantly more likely to be denied a loan than White households.<sup>504</sup>

3007  
3008 Racial restrictive covenants and other discriminatory housing practices blocked homeownership and wealth  
3009 building opportunities for residents of color in King County (see the discussion in *V. Racially Disparate*  
3010 *Impacts Analysis*). The racial wealth gap is exacerbated by a lack of affordable housing. Increasing the  
3011 supply of middle housing will increase homeownership opportunities because these housing types are  
3012 more affordable than new single detached homes. Middle housing types, like duplexes, triplexes, and  
3013 townhomes, are the main housing type purchased by Black and Hispanic homeowners.<sup>505</sup>

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<sup>497</sup> Skyway-West Hill and North Highline Anti-displacement Strategies Report. [[link](#)]

<sup>498</sup> U.S. Census Bureau. (2022). *Tenure by Household Size, 5-year ACS 2016-2020*.

<sup>499</sup> U.S. Department of Housing and Urban Development. (2021). *Housing Units by Tenure and Unit Size, CHAS 2014-2018*.

<sup>500</sup> King County DCHS staff interviews with multiple housing providers and community-based organizations (June-August 2023).

<sup>501</sup> 2019 King County Analysis of Impediments to Fair Housing Choice. [[link](#)]

<sup>502</sup> Skyway-West Hill and North Highline Anti-displacement Strategies Report. [[link](#)]

<sup>503</sup> U.S. Census Bureau. (2022). *Age Range by Tenure, 5-year ACS 2016-2020*.

<sup>504</sup> 2019 King County Analysis of Impediments to Fair Housing Choice. [[link](#)]

<sup>505</sup> Logani, I., "Racial Wealth Gap." [[link](#)]

3014  
3015 Some Black, Indigenous, and People of Color and low- and moderate-income households may have  
3016 difficulty saving for a down payment due to high rent prices and disproportionate rates of cost burden and  
3017 severe cost burden. Saving for down payment is a leading barrier to homeownership. Down-payment  
3018 assistance programs provide more opportunities for homeownership for households at or below 80 percent  
3019 area median income who have been historically excluded from building generational wealth through  
3020 homeownership. In Skyway-West Hill and North Highline, most renter households are 80 percent area  
3021 median income or below.<sup>506</sup>

3022  
3023 The Equity Work Group noted that the displacement happening in Skyway is visible, and that Black,  
3024 Indigenous, and People of Color communities that have lived in areas for generations are being displaced.  
3025 They also reported that households at risk of displacement are often those that were displaced from other  
3026 neighborhoods, such as Black residents in Skyway who were displaced from the Central District or Rainier  
3027 Valley. The Equity Work Group also raised concerns that residents who are displaced are unable to find new  
3028 housing in their communities, particularly housing located in walkable areas near grocery stores and other  
3029 necessities.

3030  
3031 Skyway-West Hill and North Highline residents shared that displacement impacts local businesses and that  
3032 cultural displacement takes place when community members lose social and cultural connections in their  
3033 community because of gentrification factors.<sup>507</sup> Displaced residents may lose connections to community  
3034 establishments and faith-based organizations that provide direct support or connect people to support  
3035 systems (see the discussion of displacement in the *V. Racially Disparate Impacts Analysis* for more  
3036 information about displacement in King County). The Equity Work Group reported that Black, Indigenous,  
3037 and People of Color residents need affordable housing near accommodations that reflect community  
3038 members' needs and in communities of their choice.

3039  
3040 *Immigrant Communities*

3041 In 2019, approximately 6.5 percent of refugees coming to the United States resettled in Washington, and  
3042 about half of refugees who come to Washington settle in King County.<sup>508</sup> Approximately 5.8 percent of King  
3043 County residents and 3.9 percent of unincorporated King County residents have limited English  
3044 proficiency.<sup>509</sup> Immigrant households with limited English proficiency may face additional barriers to finding  
3045 housing, as rental postings and applications may not be readily available in languages other than English.  
3046 Residents and organizations that serve immigrants and refugees informed King County staff about  
3047 misunderstandings about housing rights, responsibilities, and protections for residents with limited English  
3048 proficiency.<sup>510</sup>

3049  
3050 Refugees face barriers when transitioning from temporary cash assistance. Through a Washington State  
3051 program, refugees receive eight months of temporary cash assistance upon arrival.<sup>511</sup> Households can have  
3052 difficulty finding stable employment and obtaining affordable housing before their assistance expires.  
3053 Refugees who find stable employment still face difficulties building credit history before their assistance  
3054 period ends, which presents a barrier to securing housing.

3055  
3056 Immigrants and refugees who are undocumented face barriers to accessing affordable housing, even if the  
3057 housing does not require documentation of citizenship status. Requirements such as documentation of pay  
3058 create difficulties for households who are paid only in cash. Community members also shared that credit  
3059 scores, requiring social security numbers at the time of application, and source of income can be used as

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<sup>506</sup> Skyway-West Hill and North Highline Anti-displacement Strategies Report. [\[link\]](#)

<sup>507</sup> King County Comprehensive Plan Equity Work Group.

<sup>508</sup> Washington State Department of Social and Health Services. (2021). *Office of Refugee and Immigrant Assistance*. [\[link\]](#)

<sup>509</sup> U.S. Census Bureau. (2022). *Households by English Proficiency, 5-year ACS 2016-2020*.

<sup>510</sup> 2019 King County Analysis of Impediments to Fair Housing Choice. [\[link\]](#)

<sup>511</sup> Washington State Department of Social and Health Services. *Refugee Cash Assistance*. Economic Services Administration. [\[link\]](#)

3060 tools to discriminate against housing applicants.<sup>512</sup> King County staff heard through community engagement  
3061 efforts that some landlords have taken advantage of someone’s undocumented status by charging them  
3062 substantially higher move-in costs.

3063  
3064 Housing providers and community-based organizations interviewed by King County staff shared that  
3065 undocumented workers are recurrently too fearful to make a formal discrimination complaint out of fear of  
3066 landlord retaliation.

3067  
3068 The King County Tenant Protections Access Plan recommended that the County provide greater access to  
3069 information regarding tenant protections and housing rights for immigrant and refugee residents by  
3070 providing tenant rights information in multiple languages. The Comprehensive Plan Equity Work Group  
3071 identified a need for increased access to large, affordable rental units for immigrant and refugee residents.  
3072 Affordable rental units with two or more bedrooms or middle housing types can accommodate these needs.  
3073 Middle housing is conducive to multi-generational living, as large or multi-generational families can reside  
3074 in the same building. King County staff heard in interviews with housing providers and community-based  
3075 organizations that immigrants oftentimes arrive in the area with their extended families and need housing  
3076 that will accommodate that. The Equity Work Group also shared that studio apartments are often not  
3077 culturally appropriate; however, most new affordable housing units in recently funded projects are studios  
3078 or one-bedroom units.

3079  
3080 *LGBTQ+ Communities*

3081 LGBTQ+ people experience systematic disparities in Washington State, including higher rates of housing  
3082 instability and poverty and less access to care and other services. LGBTQ+ people in Washington  
3083 disproportionately experience bias, traumatic events, and social isolation. LGBTQ+ adults in Washington  
3084 have higher rates of disability, frequent mental distress, and poorer general health compared to cisgender  
3085 and straight people. Black, Indigenous, and People of Color LGBTQ+ adults experience greater health  
3086 disparities.<sup>513</sup> Research finds that 10.7 percent of Seattle and 5.5 percent of the Seattle-Tacoma metro area  
3087 identified as LGBTQ+, the third highest rate among the 15 largest metro areas in the U.S.<sup>514</sup>

3088  
3089 In a 2019 survey of LGBTQ+ adults in Washington, participants were renters (54 percent), and one-third  
3090 lacked confidence about staying in their current housing. More than half of participants were cost burdened  
3091 (60 percent), and 27 percent had experienced homelessness. More than one-fifth of trans and gender  
3092 diverse participants experienced repeated homelessness or moved two or more times within the previous  
3093 year. Trans and gender diverse participants also reported the highest rate of housing insecurity (39 percent).  
3094 Nearly half (47 percent) of LGBTQ+ participants residing in King County reported having difficulty securing  
3095 food, and 42 percent noted difficulty paying bills due to income instability.<sup>515</sup>

3096  
3097 LGBTQ+ community organizations shared that LGTBQ+ residents in King County need access to affordable  
3098 housing in neighborhoods where they feel safe and connected to the community.<sup>516</sup> Community members  
3099 report that the quality, safety, and diversity of the neighborhood are important to finding housing<sup>517</sup>  
3100 Community engagement indicated that LGBTQ+ people aged 62 years and older will sometimes hide their  
3101 LGBTQ+ identity in order to feel safe in housing. LGBTQ+ community members in South King County  
3102 identified the need for expanded access to services in the rural area of South King County. LGBTQ+  
3103 residents in South King County reported that the most common reason they moved to South King County

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<sup>512</sup> 2019 King County Analysis of Impediments to Fair Housing Choice. [\[link\]](#)

<sup>513</sup> Goldsen, K. F. et. al. (2020, November). *Washington State LGBTQ+ Equity and Health Report 2020*. [\[link\]](#)

<sup>514</sup> Balk, G. (2020, October 10). More than 10% of Seattle residents identify as LGBTQ+ - on par with San Francisco. *The Seattle Times*. [\[link\]](#)

<sup>515</sup> Goldsen, K. F. et. al., *Washington State LGBTQ+ Equity and Health Report 2020*. [\[link\]](#)

<sup>516</sup> LGBTQ Allyship. (2019). *2018-2019 South King County Housing Listening Sessions Report of the LGBTQ+ Community*.

<sup>517</sup> LGBTQ Allyship. (2021). *Affirmative Housing Marketing Strategies for LGBTQ+ Communities in South King County*.

3104 was due to affordability. Often, these residents moved out of Seattle and further south due to increasing  
3105 housing costs.<sup>518</sup>

3106  
3107 LGBTQ+ residents of South King County reported experiencing housing discrimination based on their  
3108 sexual orientation and gender identity. A representative from Queer Power Alliance, formerly LGBTQ  
3109 Allyship, shared with King County staff that the use of a chosen name that does not match identification  
3110 records has been leveraged by landlords and property owners to deny an application. LGBTQ+ residents  
3111 believe it is important that housing organizations have inclusivity in statements, use inclusive terminology  
3112 and images, have experience working with trans people, and have LGBTQ+ staff. Community members  
3113 share that they need to feel like they can trust their landlords or other housing service providers. They also  
3114 note that finding information about housing from a trusted source, such as a community-based organization  
3115 or queer housing group, is important.<sup>519</sup> Stronger enforcement of fair housing laws and expanded access to  
3116 tenant protections would increase access to safe, stable housing for LGBTQ+ residents.

## 3117 VII. Land Capacity Analysis

### 3118 Section Summary

3119 This section conducts the land capacity analysis as required by CPP H-11 and the Growth Management Act  
3120 (GMA) as amended by House Bill 1220. This section also fulfills CPP H-3d and H-3i.

3121  
3122 CPP H-11 requires jurisdictions to:

3123 *Identify sufficient capacity of land for housing including, but not limited to income-restricted housing;*  
3124 *housing for moderate-, low-, very low-, and extremely low-income households; manufactured housing;*  
3125 *multifamily housing; group homes; foster care facilities; emergency housing; emergency shelters; permanent*  
3126 *supportive housing; and within an urban growth area boundary, duplexes, triplexes, and townhomes.*

3127  
3128 CPP H-3d and H-3i requires jurisdictions to:

3129 *Conduct an inventory and analysis in each jurisdiction of existing and projected housing needs of all*  
3130 *segments of the population and summarize the findings in the housing element. The inventory and analysis*  
3131 *shall include:*

- 3132     *d) Percentage of residential land zoned for and geographic distribution of moderate- and high-density*  
3133     *housing in the jurisdiction; and*  
3134     *i) Housing development capacity within a half-mile walkshed of high-capacity or frequent transit*  
3135     *service, if applicable.*

3136  
3137 This land capacity analysis follows guidance from the Washington State Department of Commerce.<sup>520</sup> The  
3138 guidance assumes certain zone categories match to different housing types and affordability levels.  
3139 Although these assumptions may appear simplified, King County's comprehensive plan must identify a  
3140 quantifiable and sufficient capacity of land to accommodate all projected housing needs, per the Growth  
3141 Management Act. Table 6 shows the analysis and assumptions for unincorporated King County. These  
3142 assumptions reflect the current economic conditions of King County's housing market.

3143  
3144 This land capacity analysis finds sufficient zoning capacity to accommodate permanent housing needs at all  
3145 income levels and special housing types. However, this analysis finds there is insufficient capacity in

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<sup>518</sup> LGBTQ Allyship, *2018-2019 South King County Housing Listening Sessions*.

<sup>519</sup> LGBTQ Allyship, *Affirmative Housing Marketing Strategies*.

<sup>520</sup> Growth Management Services. (2022, December). Guidance for Evaluating Land Capacity to Meet All Housing Needs. Washington State Department of Commerce. [\[link\]](#)

3146 commercial zones to meet unincorporated King County’s emergency housing need of 1,034 beds by 2044.  
3147 The analysis found a deficit of 116 emergency housing units in commercial zones. To address this deficit,  
3148 King County added permanent supportive and emergency housing types as allowed uses in the  
3149 development code to reduce barriers to producing permanent supportive and emergency housing. These  
3150 types of housing will now be allowed in the higher density residential zones, most commercial zones, and  
3151 the office zone. See emergency housing analysis in *IX. Making Adequate Provisions to meet the Housing*  
3152 *Needs of All Economic Segments of the Community*, which identifies barriers for emergency housing in  
3153 unincorporated King County.

3154  
3155 Approximately 94 percent of the land in the urban unincorporated area that allows residential housing is  
3156 zoned for eight dwelling units per acre or fewer. Except for accessory dwelling units, moderate or high-  
3157 density housing is unlikely to be constructed in these areas.  
3158

3159 Urban unincorporated King County has a total development capacity of 4,173 housing units within a half  
3160 mile walkshed of high-capacity or frequent transit. North Highline and Skyway-West Hill contain 86 percent  
3161 of the parcels identified.

## 3162 Permanent Housing

3163 King County must plan to accommodate 5,412 permanent housing units in unincorporated King County by  
3164 2044. King County staff conducted a land capacity analysis to determine if there is sufficient capacity to  
3165 meet future permanent housing needs in unincorporated King County under current zoning and  
3166 development regulations. This analysis first identifies the net developable acres and planned density in each  
3167 land use zone to determine total capacity in zone categories. Land use zones, for this analysis, are grouped  
3168 into the following four zone categories:

- 3169 • Low density: single detached homes;
- 3170 • Middle density: townhomes, duplex, triplex, quadplex;
- 3171 • Low rise: apartments or condominiums up to three floors; and
- 3172 • Mid rise: apartments or condominiums up to six floors.

3173  
3174 Table 6 compares the aggregated housing needs of each income level to the total capacity in each zone  
3175 category. The land capacity analysis finds there is sufficient capacity to meet projected permanent housing  
3176 needs at all income levels in unincorporated King County under current zoning and development  
3177 regulations. The analysis identifies a land capacity surplus of 27,965 permanent housing units.  
3178

3179

**Table 6: Comparison of Projected Housing Needs to Capacity**

Income Level (%AMI) and Special Housing Needs	Projected Housing Need	Zone Categories Serving These Needs	Aggregated Housing Needs	Total Capacity in Zone Category	Capacity Surplus or Deficit
0-30% PSH	608	Low rise, mid rise, and ADUs	2,628	15,114	<b>12,486</b>
0-30% Other	1,157				
>30-50%	571				
>50-80%	292				
>80-100%	366	Middle density	781	8,595	<b>7,814</b>
>100-120%	415				
>120%	2,003	Low density	2,003	9,668	<b>7,665</b>
<b>Total</b>	<b>5,412</b>		<b>5,412</b>	<b>33,377</b>	<b>27,965</b>

3180 **Emergency Housing**

3181 *Emergency Housing Land Capacity in Commercial Zones*

3182 King County must plan to accommodate 1,034 emergency housing units in unincorporated King County by  
3183 2044. Emergency housing is non-permanent housing types such as shelters and tiny homes. King County  
3184 staff analysis found there is insufficient capacity to meet projected emergency housing needs in commercial  
3185 zones under current zoning and development regulations. The analysis found a land capacity deficit in  
3186 commercial zones of 116 emergency housing and shelter beds/units in unincorporated King County. The  
3187 2024 Comprehensive Plan adopted code changes that clarify which emergency housing types are allowed  
3188 in which zones and streamline permitting, thereby increasing the zoning capacity and reducing barriers to  
3189 developing emergency housing (see the emergency housing analysis in IX. *Making Adequate Provisions for  
3190 Housing Needs of All Economic Segments of the Community*).  
3191

3192 Table 7 compares the total land capacity to the total projected emergency housing need in commercial  
3193 zones in unincorporated King County. The analysis calculates the capacity by totaling the acres in the 117  
3194 parcels identified as potential sites for emergency housing or shelter in Commercial Business (CB), Regional  
3195 Business (RB), and Office (O) zones. Potential parcels are those which are larger than half an acre and within  
3196 ¼ mile of a transit stop. The analysis identifies the average density based on the densities of existing  
3197 emergency housing projects.  
3198

3199 **Table 7: Surplus or Deficit for Emergency Housing and Emergency Shelter in Commercial Zones**

Site Grouping	Assumed Density	Average Density	Total Acres	Total Capacity	Total Need	Capacity Surplus or Deficit
Emergency Shelter: Congregate Shelter	40	53	17.22	918	1,034	(116)
Emergency Housing: Tiny House Villages	60					
Emergency Housing: Existing Housing Conversion	60					

3200 *Emergency Housing Land Capacity in Residential Zones*

3201 Some emergency housing types could be permitted outside commercial zones in unincorporated King  
3202 County. King County staff therefore conducted an additional analysis and found there is sufficient land  
3203 capacity in urban residential zones to meet projected emergency housing needs in unincorporated King  
3204 County.<sup>521</sup> This analysis identified a land capacity surplus in residential zones of 4,728 emergency housing  
3205 and shelter beds/units in unincorporated King County.

3206 Table 8 compares the total land capacity to the total projected emergency housing need in unincorporated  
3207 King County. This analysis calculates the zoning capacity by totaling the acres in the 2,235 parcels identified  
3208 as potential sites for emergency housing or shelter in residential zones. Potential parcels are those which are  
3209 larger than half an acre and within ¼ mile of a transit stop.

**Table 8: Surplus or Deficit for Emergency Housing and Emergency Shelter in Residential Zones**

Site Grouping	Assumed Density	Average Density	Total Acres	Total Capacity	Total Need	Capacity Surplus or Deficit
Emergency Shelter: Congregate Shelter	40	53	108	5,760	1,034	<b>4,726</b>
Emergency Housing: Tiny House Villages	60					
Emergency Housing: Existing Housing Conversion	60					

*Total acres include potential parcels in land use zones: R-4, R-6, R-8, R-12, R-18, and R-24.*

3210

---

<sup>521</sup> Residential zones include R-4, R-6, R-8, R-12, R-18, and R-24; this analysis excludes R-48.

## 3211 Percentage of Residential Land Zoned for and Geographic 3212 Distribution of Medium- and High-Density Housing

3213 This section analyzes the zoning and land use for unincorporated King County to understand how much  
 3214 land is zoned for different levels of residential density. See Table 9 for King County's land use zones  
 3215 organized by category. Staff classified R-8, which allows up to eight dwelling units per acre under base  
 3216 density, as low-density housing, as developers are unlikely to construct "middle housing" types, such as  
 3217 townhomes, rowhouses, or duplexes, triplexes or quadplexes, in this zone. Developers could build middle  
 3218 housing types at eight dwelling units per acre, but it would require a significant percentage of the property  
 3219 remain open space.  
 3220

3221 **Table 9: King County Zones Categorized by Residential Density Allowed**

Zone	Category
R-24, R-48, CB, RB, O	High Density
R-12, R-18	Moderate Density
R-1, R-4, R-6, R-8, NB	Low Density
A-10, A-35, RA-2.5, RA-5, RA-10, UR	Rural Density
F, M, I	Excluded

3222 Table 10 shows that 94 percent of the land in the urban area that allows residential housing is zoned for low  
 3223 density. Although King County's zoning code does not exclude multiunit housing types in the zones  
 3224 identified as low density in this assessment, the dwelling units allowed per acre effectively make single  
 3225 detached housing the most likely form of development.  
 3226  
 3227

3228 **Table 10: Low, Moderate, and High-Density Residential Zoning in Unincorporated King County** <sup>522</sup>

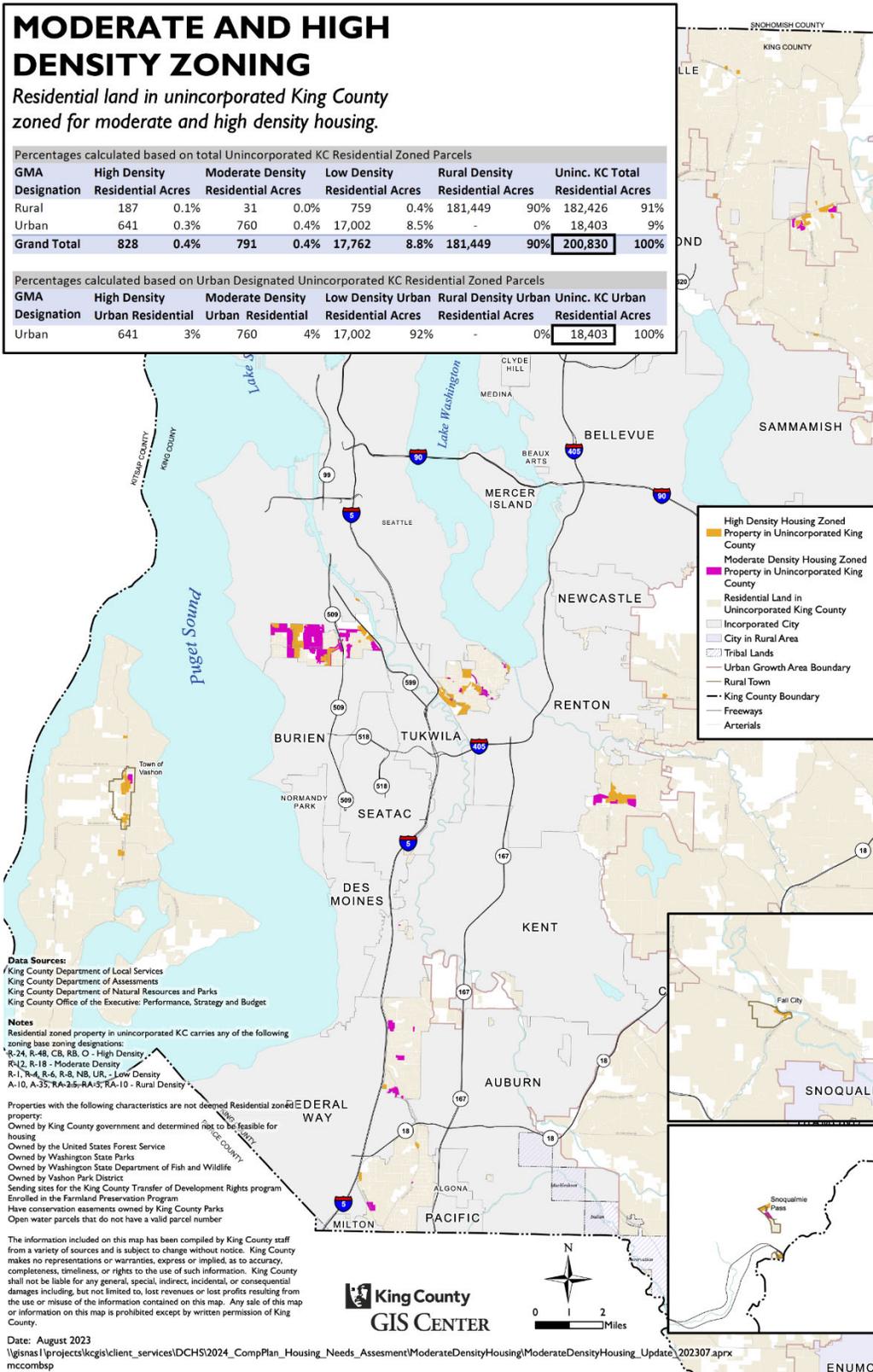
	Urban	Rural
Acres of High Density	627	186
Percent of Zoned for High Density	3.4	0.1
Acres of Medium Density	448	31
Percent of Zoned for Medium	2.4	0
Acres of Low Density	17,103	759
Percent of Zoned for Low Density	94.2	0.4
Acres of Rural Zoning	0	181,442
Percent Zoned for Rural	0	99.5
<b>Total</b>	18,197	182,419

3229 Map 7 shows the geographic distribution of land zoned for moderate and high density residential in  
 3230 unincorporated King County. The majority of the land in the urban area zoned for moderate and high  
 3231 density is in North Highline, Skyway West-Hill, and Fairwood. About 90 percent of the land, by area, that  
 3232 allows residential development is rural, or outside the urban growth area, and therefore is not targeted for  
 3233 residential growth. In the rural area, almost all parcels that allow residential development are zoned for low  
 3234 density. The rural towns of Fall City, Snoqualmie, and Vashon account for most of the land outside the urban  
 3235 areas that are zoned for moderate or high density.  
 3236

---

<sup>522</sup> Land Use data collected July 2022.

3237 Map 7: Moderate and High Density Zoning



## 3239 Housing Development Capacity within a Half-Mile Walkshed of 3240 High-Capacity or Frequent Transit Service

3241 This section analyzes the development capacity in unincorporated King County and Sound Transit and King  
3242 County Metro and Sound Transit service to estimate the potential new housing units that could be  
3243 constructed within a half mile walkshed of high-capacity or frequent transit. High-capacity transit includes  
3244 transit systems such as rail and bus rapid transit. King County staff used the criteria established by the King  
3245 County Urban Growth Capacity Report<sup>523</sup>, and the Affordable Housing Report: Inventory and Feasibility  
3246 Analysis of Affordable Housing on County-owned Properties<sup>524</sup> to identify parcels as having potential  
3247 development capacity. The Urban Growth Capacity Report identified parcels that are vacant and re-  
3248 re-developable and calculated the potential capacity to construct new housing under existing zoning using  
3249 data from the King County Assessor's Office. King County staff used the following definitions to identify  
3250 parcels in unincorporated King County as having growth capacity:

- 3251 • vacant: parcels identified as vacant or the "improvement value" is less than \$10,000;
- 3252 • re-developable (Single and Multiunit): parcels with zoning capacity that is 2.5 times greater than the  
3253 existing units and the "improvement value" is less than half the land value; and
- 3254 • re-developable (Mixed-Use and Non-residential): parcels with an improvement value less than half the  
3255 land value.

3256  
3257 The Affordable Housing Report: Inventory and Feasibility Analysis of Affordable Housing on County-owned  
3258 properties identified parcels that met the following criteria as potentially developable:

- 3259 • within the Urban Growth Area;
- 3260 • greater than 5,000 square feet;
- 3261 • at least 5,000 square feet unencumbered by critical areas, including streams, lakes, rivers, wetlands, or  
3262 landslide risk;
- 3263 • at least 5,000 square feet unencumbered by operational stormwater ponds or public right-of-way;
- 3264 • less than 50 percent of the parcel is used as a park, airport runway, wastewater treatment plant, or  
3265 pumping station;
- 3266 • if in a census tract with greater than 49.5 percent of its population with incomes at or below 80 percent  
3267 of area median income, within a ¼ mile walk to a bus stop;
- 3268 • within 200 feet of a public sewer and road;
- 3269 • a developable shape (an area to perimeter ratio greater than 0.2); and
- 3270 • if a non-residential zoning category (industrial/manufacturing, commercial), a parcel or combination of  
3271 adjacent parcels that are greater than 20,000 square feet.

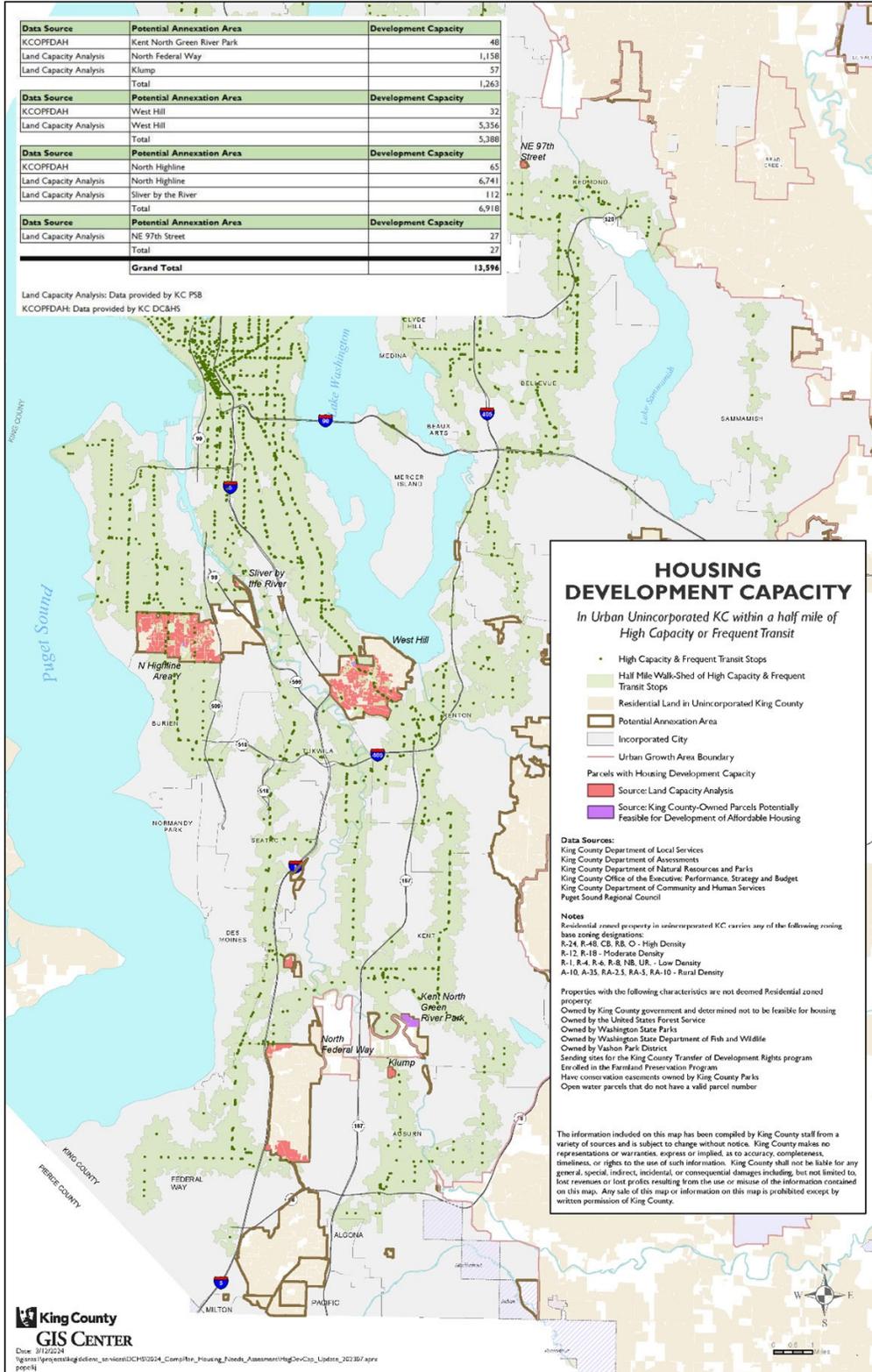
3272  
3273 Map 8 shows the identified parcels in red below. The results of the analysis found a total development  
3274 capacity of 13,596 housing units. North Highline and Skyway-West Hill contain 91 percent of the capacity  
3275 identified. Maps 9 and 10 show the total housing development capacity within a half-mile of high-capacity or  
3276 frequent transit in North Highline (6,918 housing units) and Skyway West-Hill (5,388 housing units),  
3277 respectively. Map 11 shows the total housing development capacity within a half-mile of high-capacity or  
3278 frequent transit in North Federal Way, Kent North Green River Park, and Klump PAA (1,263 housing units).

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<sup>523</sup> Ordinance 19369 (2021). [\[link\]](#)

<sup>524</sup> *Affordable Housing Report: Inventory and Feasibility Analysis of Affordable Housing on County-owned Properties*. [\[link\]](#)

3279 **Map 8: Housing Development Capacity within a half mile of high-capacity or frequent transit,**  
3280 **Unincorporated King County**



3281

3282 Map 9: Housing Development Capacity within a half mile of high-capacity or frequent transit, North Highline

## NORTH HIGHLINE HOUSING DEVELOPMENT CAPACITY

In Urban Unincorporated KC within a half mile of High Capacity or Frequent Transit

- High Capacity & Frequent Transit Stops
- Half Mile Walk-Shed of High Capacity & Frequent Transit Stops
- Residential Land in Unincorporated King County
- Potential Annexation Area
- Incorporated City
- Urban Growth Area Boundary
- Parcels with Housing Development Capacity
- Source: Land Capacity Analysis
- Source: King County-Owned Parcels Potentially Feasible for Development of Affordable Housing

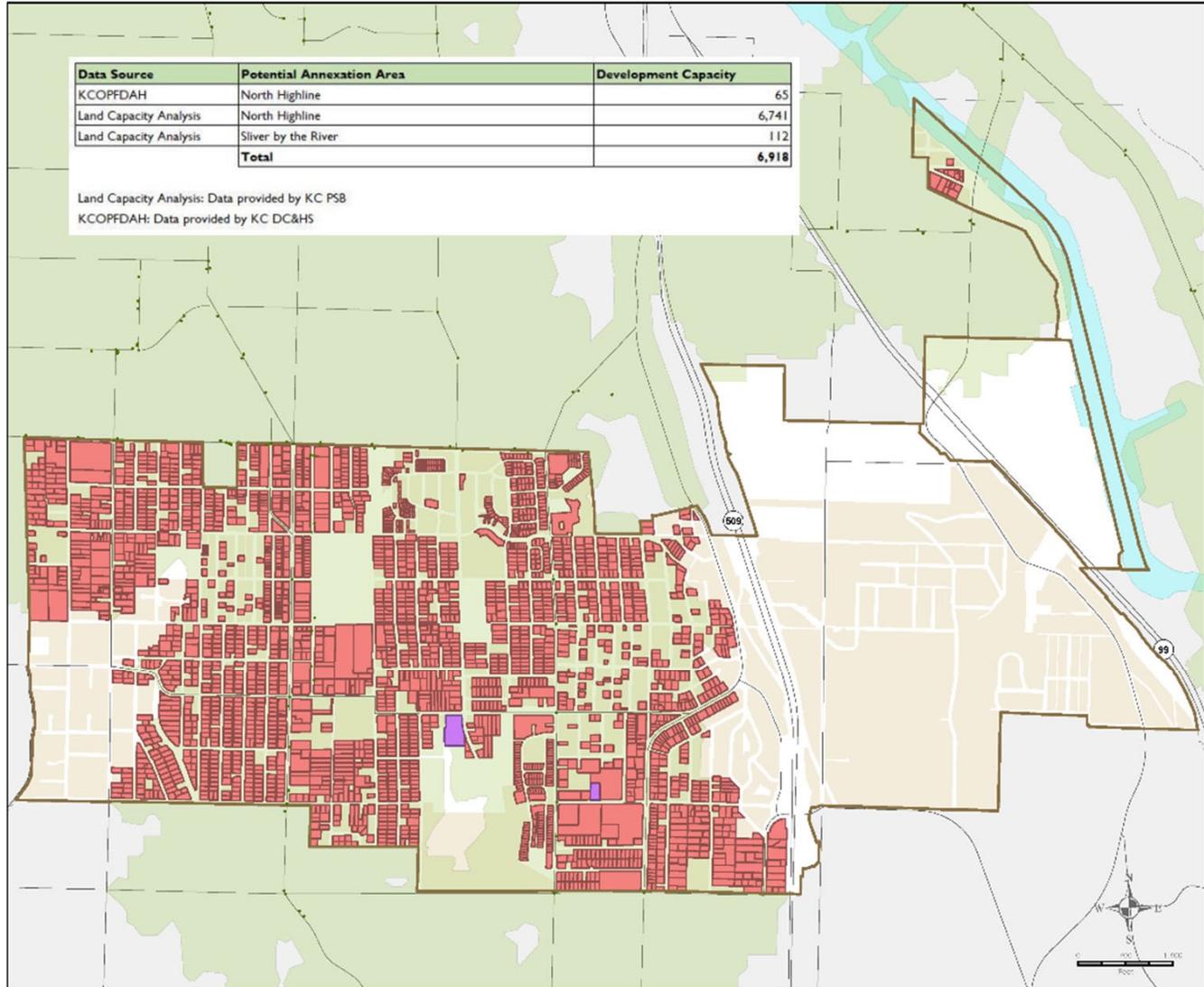
**Data Sources:**  
 King County Department of Local Services  
 King County Department of Assessments  
 King County Department of Natural Resources and Parks  
 King County Office of the Executive Performance Strategy and Budget  
 King County Department of Community and Human Services  
 Puget Sound Regional Council

**Notes**  
 Residential zoned property in unincorporated KC carries any of the following zoning base zoning designations:  
 R-25, R-18, CB, PB, D - High Density  
 R-12, R-18 - Moderate Density  
 R-1, R-4, R-6, R-8, NB, UR - Low Density  
 A-10, A-35, RA-2.5, RA-5, RA-10 - Rural Density  
 Properties with the following characteristics are not deemed Residential zoned property:  
 Owned by King County government and (discretion) not to be used for housing  
 Owned by the United States Forest Service  
 Owned by Washington State Parks  
 Owned by Washington State Department of Fish and Wildlife  
 Owned by Vacation Park Districts  
 Standing lots for the King County Transfer of Development Rights program  
 Enrolled in the Farmland Preservation Program  
 Have conservation easements owned by King County Parks  
 Open water parcels that do not have a valid parcel number

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, incidental, or consequential damages including, but not limited to, loss, revenues or lost profits resulting from the use or reliance of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Data Source	Potential Annexation Area	Development Capacity
KCOPFDAH	North Highline	65
Land Capacity Analysis	North Highline	6,741
Land Capacity Analysis	Sliver by the River	112
<b>Total</b>		<b>6,918</b>

Land Capacity Analysis: Data provided by KC PSB  
 KCOPFDAH: Data provided by KC DC&HS



3283 **Map 10: Housing Development Capacity within a half mile of high-capacity or frequent transit, Skyway West-Hill**

**SKYWAY/WEST HILL  
 HOUSING  
 DEVELOPMENT CAPACITY**

*In Urban Unincorporated KC within a half mile of  
 High Capacity or Frequent Transit*

- High Capacity & Frequent Transit Stops
- Half Mile Walk-Shed of High Capacity & Frequent Transit Stops
- Residential Land in Unincorporated King County
- Potential Annexation Area
- Incorporated City
- Urban Growth Area Boundary
- Parcels with Housing Development Capacity
  - Source: Land Capacity Analysis
  - Source: King County-Owned Parcels Potentially Feasible for Development of Affordable Housing

**Data Sources:**  
 King County Department of Local Services  
 King County Department of Assessments  
 King County Department of Natural Resources and Parks  
 King County Office of the Executive Performance, Strategy and Budget  
 King County Department of Community and Human Services  
 Puget Sound Regional Council

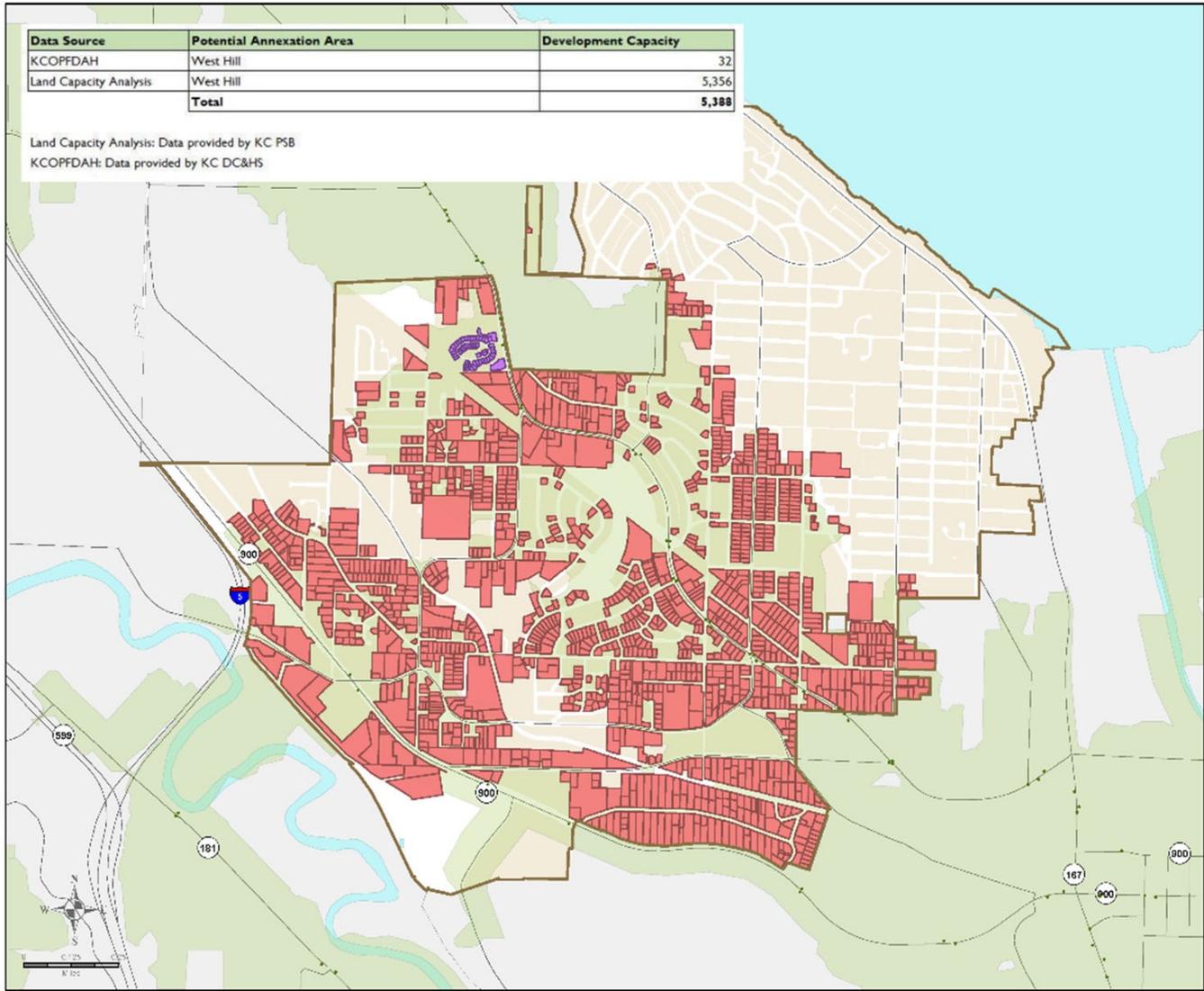
**Notes:**  
 Residential zoned property in unincorporated KC carries any of the following zoning base zoning designations:  
 R-24, R-48, CE, RB, O - High Density  
 R-12, R-18 - Moderate Density  
 R-1, R-4, R-6, R-8, NS, UR - Low Density  
 A-10, A-18, RA-2.5, RA-5, RA-10 - Rural Density

Properties with the following characteristics are not deemed Residential zoned property:  
 Owned by King County government and department, not to be used for housing  
 Owned by the United States Forest Service  
 Owned by Washington State Parks  
 Owned by Washington State Department of Fish and Wildlife  
 Owned by Volcan Park District  
 Standing sites for the King County Transfer of Development Rights program  
 Enrolled in the Farmland Preservation Program  
 Have conservation easements created by King County Parks  
 Open water parcels that do not have a valid parcel number

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### Map 11: Housing Development Capacity within a half mile of high-capacity or frequent transit, North Federal Way, Kent North Green River Park, and Klump PAA

#### NORTH FEDERAL WAY, KENT NORTH GREEN RIVER PARK, AND KLUMP PAA HOUSING DEVELOPMENT CAPACITY

*In Urban Unincorporated KC within a half mile of  
High Capacity or Frequent Transit*

- High Capacity & Frequent Transit Stops
- Half Mile Walk-Short of High Capacity & Frequent Transit Stops
- Residential Land in Unincorporated King County
- Potential Annexation Area
- Incorporated City
- Urban Growth Area Boundary
- Parcels with Housing Development Capacity
  - Source: Land Capacity Analysis
  - Source: King County Owned Parcels Potentially Feasible for Development of Affordable Housing

**Data Sources:**

King County Department of Local Services  
King County Department of Assessment  
King County Department of Natural Resources and Parks  
King County Office of the Executive Performance Strategy and Budget  
King County Department of Community and Human Services  
Puget Sound Regional Council

**Notes:**

Residential zoned property in unincorporated KC carries any of the following zoning

lower zoning designations:

R-24, R-48, C6, R6, O - High Density

R-12, R-18 - Moderate Density

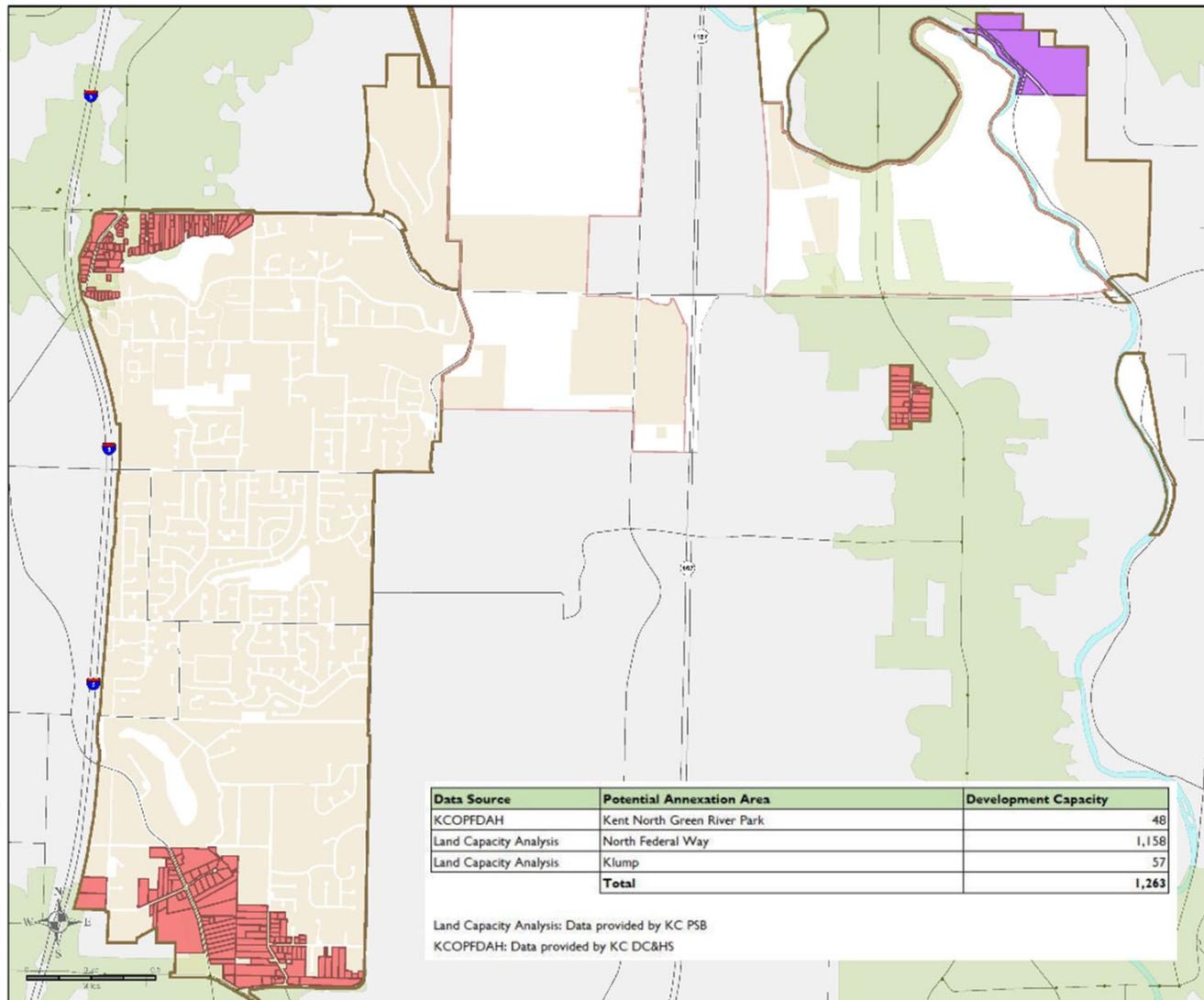
R-1, R-4, R-6, R-8, R8, UR - Low Density

A-10, A-15, RA-25, RA-5, RA-10 - Rural Density

Properties with the following characteristics are not shown Residential zoned property:

- Owned by King County government and department uses for food/bio for housing
- Owned by the United States Forest Service
- Owned by Washington State Parks
- Owned by Washington State Department of Fish and Wildlife
- Owned by Yakima Park District
- Sending sites for the King County Transfer of Development Rights program enrolled in the Farmland Preservation Program
- Have conservation easements owned by King County Parks
- Open water parcels that do not have a valid parcel number

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Data Source	Potential Annexation Area	Development Capacity
KCOPFDAH	Kent North Green River Park	48
Land Capacity Analysis	North Federal Way	1,158
Land Capacity Analysis	Klump	57
	<b>Total</b>	<b>1,263</b>

Land Capacity Analysis: Data provided by KC PSB  
KCOPFDAH: Data provided by KC DC&HS



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## VIII. Evaluating Effectiveness of Strategies to Meet Housing Need

### Section Summary

This section fulfills requirements in Revised Code of Washington 36.70A.070(2)(d) and King County CPPs H-3a and H-4. Revised Code of Washington 36.70A.070(2)(d) requires jurisdictions document gaps in local funding to meet housing needs.

CPP H-3a requires jurisdictions to:

*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: 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.*

CPP H-4 requires jurisdictions:

*Evaluate the effectiveness of existing housing policies and strategies to meet a significant share of countywide need. 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 section evaluates the effectiveness of strategies and policies to meet unincorporated King County's projected housing need of 5,412 net new units needed, divided between different income levels, and emergency housing need of 1,034 beds by 2044.

Conducting the analyses in this section requires making a significant number of assumptions and projecting needs over 26 years, from 2019 through 2044. Predicting the future, particularly for complex systems like the housing market, is difficult. Changing one assumption could impact the ultimate findings for each analysis.

The housing production gap analysis projects that the housing units constructed through 2044, regardless of income level, more than double the overall net new need of 5,412 units allocated to urban unincorporated King County. This estimate may be skewed by the analysis' assumption that production from 2025 through 2044 will continue at the same rate as in 2016 through 2024, when two major projects were completed: Greenbridge in White Center and Redmond Ridge.

This analysis also projects an overall gap or deficit of 357 units for households earning at or below 80 percent area median income, with a significant gap for households earning less than 50 percent AMI and a significant surplus for households earning 50 to 80 percent area median income. There are multiple factors contributing to the gap in funding housing affordable to households earning less than 50 percent area median income. The largest single source of funding for affordable housing, nine percent and four percent Low-Income Housing Tax Credits, typically create units affordable to households earning at or below 60 percent area median income. The nine percent tax credits generally fund projects with the deepest affordability and are highly competitive. Inclusionary housing and other land-based regulatory policies also typically produce units above 50 percent area median income. The emergency housing production gap

3335 analysis projects that urban unincorporated King County will have less than half of the 1,034 emergency  
3336 housing beds needed by 2044.  
3337  
3338 King County staff also conducted an affordable housing funding gap based on the net new units needed for  
3339 households with incomes at or below 80 percent area median income.

## 3340 Net New Housing Units Needed, 2019 through 2044

3341 In alignment with House Bill 1220, King County updated the existing and projected housing needs using the  
3342 data and methodology provided by the Washington State Department of Commerce. State law requires all  
3343 jurisdictions plan to accommodate the housing needs of residents at every income level.<sup>525</sup>  
3344  
3345 Table 11 shows the identified projected housing needs for extremely low-, very low-, low- and moderate-  
3346 income households, permanent supportive housing, and emergency housing.<sup>526</sup>  
3347

3348 **Table 11: Projected Housing Needs by Income Level in Unincorporated King County**

Income Level	% Area Median Income	Net New Units Needed, 2020-2045
Extremely low	0-30% Permanent Supportive Housing (PSH)	608
	0-30% Other (non-PSH)	1,157
Very low	>30-50%	571
Low	>50-80%	292
Moderate	>80-100%	366
	>100-120%	415
Above Moderate	>120%	2,003
<b>All Income Levels</b>		<b>5,412</b>
<b>Temporary Housing Needs</b>		<b>Net New Beds Needed, 2020-2045</b>
Emergency Housing/Shelter		1,034

## 3349 Housing Production Gap Analysis

3350 This section conducts a housing production gap analysis to project the potential surplus or deficit of  
3351 housing units that are affordable to different income levels through 2044. The analysis uses permit data  
3352 compiled by Puget Sound Regional Council and data from the programs and policies that produce income-  
3353 restricted units to meet the need for affordable housing units in unincorporated King County to estimate  
3354 production during the previous Comprehensive Plan period, from 2016 through 2024, and to project the  
3355 assumed production from 2025 through 2044.<sup>527,528</sup> The analysis uses income-restricted housing production  
3356 data to calculate the gap for households with incomes at or below 80 percent area median income and  
3357 permit data for housing allocated to households with incomes above 80 percent area median income.  
3358

3359 The analysis makes the following assumptions to calculate the housing gap:

- 3360
- housing production from 2025 through 2044 will continue at the same rate as in 2016 through 2024;

---

<sup>525</sup> Revised Code of Washington 36.70A.070.

<sup>526</sup> Washington State Department of Commerce. (2023, March). *Planning for Housing in Washington: March 2023 Update*. [[link](#)]

<sup>527</sup> PSRC Residential Building Permit Survey, 2000 to 2020. [[link](#)]

<sup>528</sup> King County Department of Community and Human Services. (2021). *King County Income-Restricted Housing Database*.

- 3361 • market-rate single detached homes will serve households with incomes at or above 120 percent area  
3362 median income;
- 3363 • market-rate multiunit, accessory dwelling units (ADUs), and manufactured homes will serve households  
3364 with incomes between 80 and 100 percent area median income; and
- 3365 • no cities will annex portions of the unincorporated areas through 2044.  
3366

3367 The gap value is calculated by crediting two-thirds of the production from 2016 through 2024 and the  
3368 assumed 2025 through 2044 production toward the 2019 through 2044 allocated need.  
3369

3370 Table 12 shows the actual and projected housing production and the potential deficit or surplus. The  
3371 analysis finds an overall gap or deficit of 357 units for households earning at or below 80 percent area  
3372 median income, with a significant gap for households earning less than 50 percent area median income and  
3373 a significant surplus for households earning 50 to 80 percent area median income. Although King County  
3374 has made significant investments in permanent supportive housing from 2016 through 2024 countywide, it  
3375 did not fund a permanent supportive housing project located in unincorporated King County in that period.  
3376

3377 There are multiple factors contributing to the gap in housing affordable to households earning less than 50  
3378 percent area median income. The largest single source of funding for affordable housing, four percent Low-  
3379 Income Housing Tax Credits, typically create units affordable to households earning at or below 60 percent  
3380 area median income. Inclusionary housing and other land-based regulatory policies also typically produce  
3381 units above 50 percent area median income.  
3382

3383 The total amount of housing constructed through 2044 in unincorporated King County, regardless of  
3384 income level, is projected to be more than double the total net new need. Construction of housing for  
3385 households with incomes above 80 percent area median income during the previous 2016 to 2024 planning  
3386 period exceeded the net new units needed by 2044.<sup>529</sup> This indicates that housing developers have  
3387 identified demand or opportunities beyond the goals of state and local planning. However, this analysis  
3388 projects that the majority of market rate construction in unincorporated King County will be single detached  
3389 housing, which is not affordable for most King County residents. These estimates may be skewed by two  
3390 major projects completed during the 2016 through 2024 planning period: Greenbridge in White Center  
3391 and Redmond Ridge. Similar projects may be unlikely from 2025 through 2044, which would mean the  
3392 calculation for housing units affordable to households with incomes above 120 percent area median income  
3393 is an overestimate of production.  
3394

---

<sup>529</sup> Puget Sound Regional Council, *Net Units Built in unincorporated King County from 2010-2020*. King County Housing Finance Program, *King County Income-Restricted Housing Database*.

3395 Table 12: Unincorporated King County Housing Production Gap Analysis

Income Level	Area Median Income	Net New Units Needed	Market Rate Housing Production	Assumed Market Rate Housing Production	Housing Finance Program Production	Assumed Housing Finance Program Production	Inclusionary Housing Production	Assumed Inclusionary Housing Production	Other Land-Based Unit Production	Assumed Other Land-Based Unit Production	LIHTC Projects without County funding	Assumed LIHTC Projects without County funding	Surplus /Deficit
		2019-2044	2016-2024	2025-2044	2016-2024	2025-2044	2016-2024	2025-2044	2016-2024	2025-2044	2016-2024	2025-2044	
Extremely low	0-30% (PSH)	608	0	0	0	0	0	0	0	0	0	0	-608
	0-30% (non-PSH)	1,157	0	0	60	133	0	0	0	0	0	0	-984
Very low	>30-50%	571	0	0	40	89	18	40	0	0	0	0	-403
Low	>50-80%	292	0	0	30	67	0	0	16	36	622	1,382	1,638
Moderate	>80-100%	366	206	457	0	0	0	0	0	0	0	0	228
	>100-120%	415	0	0	0	0	0	0	0	0	0	0	-415
Above Moderate	>120%	2,003	2,794	6,210	0	0	0	0	0	0	0	0	6,113
<b>Total</b>		<b>5,412</b>	<b>3,000</b>	<b>6,667</b>	<b>130</b>	<b>289</b>	<b>18</b>	<b>40</b>	<b>16</b>	<b>36</b>	<b>622</b>	<b>1,382</b>	<b>5,525</b>

3396

## 3397 Emergency Housing Production Gap Analysis

3398 Table 13 shows the gap analysis for emergency housing production in unincorporated King County. The  
 3399 emergency housing production analysis makes the same assumptions as the housing production gap  
 3400 analysis above as well as the assumption that the emergency housing that opened since 2016 will remain  
 3401 open through 2045.

3402  
 3403 The 2024 King County Comprehensive Plan adopted code changes to define emergency housing and to  
 3404 make emergency housing an allowed use in some zones. This removes a significant barrier to meeting the  
 3405 need for emergency housing in unincorporated King County.  
 3406

3407 **Table 13: Emergency Housing Production Gap Analysis**

Net New Emergency Housing Units Needed (2020-2045)	Emergency Housing Production (2016-2024)	Assumed Emergency Housing Production (2025-2045)	Surplus/ Deficit
1,005	144	320	-589

## 3408 Affordable Housing Funding Gap Analysis

3409 King County staff conducted a cost modeling analysis to calculate the additional funds required to meet the  
 3410 projected gap in production for households with incomes at or below 80 percent area median income in  
 3411 unincorporated King County. The analysis makes the following assumptions:

- 3412 • all net new permanent housing need at or below 80 percent area median income must be achieved  
 3413 through public financing of income-restricted housing;
- 3414 • the per unit cost of building new affordable units averages about the same for 0 to 30 percent, 30 to 50  
 3415 percent, and 50 to 80 percent and is therefore not differentiated;
- 3416 • all existing revenue sources for affordable housing are renewed and the average total number of units  
 3417 created at 0 to 80 percent area median income continue to be produced at the same rate;
- 3418 • the average cost per unit to build affordable housing is \$475,404 based on all projects funded by the  
 3419 King County Housing Finance program in 2022 and;
- 3420 • inflation will increase annually at a rate of 7.4%, based on the average annual percentage increase in the  
 3421 Seattle Mortenson Construction Cost Index from 2016 through 2022.<sup>530</sup> Mortenson is a national  
 3422 construction engineering firm that calculates the index quarterly by pricing a representative non-  
 3423 residential construction project in Seattle and other geographies throughout the country.  
 3424

3425 Based on the overall deficit of 357 housing units, this analysis identifies a need for approximately  
 3426 \$450,936,000 more than current funding levels to meet the housing needs of unincorporated King County  
 3427 households with incomes at or below 80 percent area median income over the 2025 through 2044 planning  
 3428 period. On an annual basis, the funding gap is approximately \$10,524,000 beginning in 2025. Adjusting for  
 3429 inflation, the average annual gap is approximately \$22,547,000.  
 3430

3431 This analysis does not account for operational costs to maintain the affordable housing or the potential new  
 3432 administrative costs for King County or other funders to disburse the additional funds. Additional staffing  
 3433 may be required if King County allocated additional funding to address this gap.

3434 King County may need to identify external fund sources or other partners to meet this need. Affordable  
 3435 housing projects typically receive local, state, federal, and philanthropic funding, tax credits, and,

---

<sup>530</sup> M.A. Mortenson Company. (2023). *Seattle Construction Cost Index, Q4 2022*. [\[link\]](#)

3436 sometimes, private debt. The King County Housing Finance program typically provides about fifteen  
3437 percent of the total development costs for affordable housing projects it funds. However, this share has  
3438 been much higher for projects in unincorporated King County as there is no other local government funding  
3439 partner.

3440  
3441 King County and other funders would need to prioritize affordable housing projects that serve lower  
3442 incomes to meet unincorporated King County's housing needs. The housing production gap analysis finds  
3443 an overall net new need of 357 units affordable to 0 to 80 percent area median income, but a surplus of  
3444 1,638 units affordable to 50 to 80 percent area median income and a deficit of 1,995 units affordable at or  
3445 below 50 percent area median income. Additionally, funding allocated to meet this need may not meet  
3446 other King County affordable housing goals, such as affordable homeownership or community-driven  
3447 equitable development.

## 3448 IX. Making Adequate Provisions for Housing Needs 3449 of All Economic Segments of the Community

### 3450 Section Summary

3451 This section fulfills Revised Code of Washington 36.70A.070(2)(d) and King County CPP H-4.

3452

3453 Revised Code of Washington 36.70A.070(2)(d) requires jurisdictions:

- 3454
- consider low-, very low-, extremely low-, and moderate-income households;
  - document programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations;
  - consider housing locations in relation to employment locations; and
  - consider the role of accessory dwelling units in meeting housing needs.

3455

3456  
3457  
3458  
3459  
3460 CPP H-4 requires jurisdictions to:

3461

3462 *Evaluate the effectiveness of existing housing policies and strategies to meet a significant share of*  
3463 *countywide need. Identify gaps in existing partnerships, policies, and dedicated resources for meeting the*  
3464 *countywide need and eliminating racial and other disparities in access to housing and neighborhoods of*  
3465 *choice.*

3466

3467 This section identifies several key barriers to development, including:

- 3468
- barriers and lack of clarity permitting emergency housing;
  - increased time and risk from applying for a Conditional Use Permit;
  - delays and increased costs to comply with requirements related to the State Environmental Policy Act; and
  - permitting timelines and staffing challenges.

3472

3473  
3474 This section finds that King County's zoning and land use policies will focus growth in the urban areas, which  
3475 are closer to employment centers. Finally, this section identifies the previous owner-occupancy requirement  
3476 as a past potential barrier to developing accessory dwelling units.

## 3477 Identifying Barriers to Development

3478 Revised Code of Washington 36.70A.070(2)(d)(ii) requires jurisdictions document barriers to housing  
3479 production. King County staff reviewed housing production trends and used guidance from the Washington  
3480 State Department of Commerce to identify the following barriers to housing production.  
3481

### 3482 *Emergency Housing*

3483 Staff identified a gap and barrier in King County’s code in allowing for and regulating emergency housing.  
3484 Emergency housing can take multiple forms, including:

- 3485 • converted existing residential units, hotels and motels, and supportive housing for people aged 62  
3486 years and older;
- 3487 • congregate shelter in residential or commercial buildings;
- 3488 • tiny house villages;
- 3489 • tent cities or encampments; and
- 3490 • safe parking lots.

3491  
3492 The emergency housing projects opened in unincorporated King County since 2016 were opened using  
3493 temporary use permits. King County is unlikely to meet the identified need of 1,034 beds by 2044 if each  
3494 project is permitted on a temporary basis.  
3495

3496 Some of the housing types above could be permitted under the current code as dormitories, community  
3497 residential facilities, or simply residential. Some emergency housing types, such as tiny house villages, are  
3498 designed to be temporary shelters and do not meet the County’s requirements for permanent structures.  
3499 Community residential facilities and dormitories have a minimum of one parking space per two bedrooms,  
3500 which is a significant barrier to development for emergency shelters and likely unnecessary as people in  
3501 need of an emergency shelter are much less likely to own a car.  
3502

3503 The 2024 King County Comprehensive Plan adopted code changes to reduce regulatory barriers to  
3504 developing emergency housing in unincorporated King County and create additional zoning capacity to  
3505 address the deficit in needed beds. The zoning change will explicitly allow shelters in the R1-R48,  
3506 Commercial Business, Residential Business, and Office zones.  
3507

### 3508 *Environmental Constraints*

3509 There are multiple factors that limit development such as:

- 3510 • steep slopes;
- 3511 • shoreline, streams, rivers, wetland, and floodplains;
- 3512 • seismic and erosion hazard areas; and
- 3513 • toxic/environmental contamination.

3514  
3515 While regulations that limit development in these areas pose a barrier to developing housing, they meet life  
3516 safety and environmental goals of King County. This assessment therefore does not recommend changes to  
3517 the King County Code to address this barrier.  
3518

### 3519 *Conditional Use Permits*

3520 The 2024 King County Comprehensive Plan adopted code changes eliminating an entitlement process for  
3521 most multiunit projects, including middle housing and townhomes in low and medium zoning classifications

3522 when the proposed project exceeds base density for the zone. This will eliminate the requirement to go  
3523 through a conditional use permit process, reducing zoning barriers to development.

3524  
3525 In addition to the general requirements for a conditional use permit, the residential land use code also  
3526 includes specific development conditions depending on the land use type and the zone.

3527  
3528 Conditional use permits provide flexibility in the code. Many of the affordable housing projects constructed  
3529 in unincorporated King County since 2016 required a conditional use permit.

3530

### 3531 *State Environmental Policy Act Process*

3532 The Washington State Environmental Policy Act process identifies and analyzes environmental impacts  
3533 associated with governmental decisions. Projects undergoing the State Environmental Policy Act process  
3534 are required to hold a public notice and comment period, and anyone may submit an appeal to a State  
3535 Environmental Policy Act decision. The State Environmental Policy Act process can cause significant delays  
3536 and increased cost for housing projects.<sup>531</sup> Washington State law recently changed to increase the maximum  
3537 allowed exemptions for housing projects under a certain size threshold, reducing a barrier to housing  
3538 construction.

3539  
3540 Raising State Environmental Policy Act exemption thresholds was explored as part of the development of  
3541 the 2024 King County Comprehensive. In order to raise the exemption levels, state law requires  
3542 demonstration by the jurisdiction that appropriate review would be captured via other regulations. The  
3543 County has previously relied on the State Environmental Policy Act to address protections for historic and  
3544 cultural resources and would need to develop new regulations via a tribal consultation process prior to  
3545 raising the State Environmental Policy Act exemption thresholds.

3546

### 3547 *Permitting Timelines and Staffing Challenges*

3548 Affordable housing developers have shared concerns about significant delays during the permitting  
3549 process. Delays in the permitting process can have major impacts on the cost of a project, as developers  
3550 have holding costs and prices generally increase over time.<sup>532</sup> About 75 percent of the King County  
3551 Department of Local Services - Permitting Division's operating budget is supported by fees charged to  
3552 permit applicants, and 17 positions were cut after construction slowed at the beginning of the pandemic.<sup>533</sup>  
3553 This has impacted the Permitting Division's ability to review and respond to permit applications in a timely  
3554 manner.

3555

3556 Permitting timelines are being addressed as part of the implementation of SB 5290, which requires local  
3557 governments to issue permit decisions within a certain number of days. Specific measures include:

- 3558 • providing dedicated permit review resources for County-funded affordable housing development  
3559 applications;
- 3560 • updating the permit application screening process;
- 3561 • making code updates to streamline permit review;
- 3562 • implementing new electronic review management software;
- 3563 • seeking additional staffing; and
- 3564 • seeking grant funding to provide technical assistance to applicants.

3565

---

<sup>531</sup> Sightline Institute. *Washington's State Environmental Policy Act Has Become a Bane to Sustainable Urban Development*. [\[link\]](#)

<sup>532</sup> Building Industry Association of Washington. (2022, November). *Cost of Permitting Delays*. [\[link\]](#)

<sup>533</sup> King County Office of Performance, Strategy, and Budget. *2023-2024 Proposed Budget Book, Department of Local Services*. [\[link\]](#)

3566 *Permanent Supportive Housing*

3567 The 2024 King County Comprehensive Plan adopted code defining permanent supportive housing and  
3568 allowing permanent supportive housing in certain zones. This removes barriers to meeting the gap between  
3569 historical production and the need for 1,005 additional units. The land capacity analysis found sufficient  
3570 zoning capacity for permanent supportive housing in unincorporated King County. However, there is still a  
3571 significant gap between the historical production and the target number allocated to unincorporated King  
3572 County due to a lack of funding. The affordable housing funding gap section explores this issue further.

3573 **Considering Employment Locations**

3574 This section considers the relationship between housing and employment locations as required by Revised  
3575 Code of Washington 36.70A.070(d). The Economic Development chapter of the Comprehensive Plan  
3576 provides more analysis of the employment needs of the local workforce.

3577  
3578 The largest employment centers in unincorporated King County are the two unincorporated activity centers  
3579 Skyway-West Hill and North Highline. Both neighborhoods have recently completed subarea planning  
3580 processes that increased residential density in and near the commercial areas. The rural towns of Fall City  
3581 and Vashon are also employment locations and allow for increased residential density in and near the  
3582 commercial areas. Residential is not allowed in industrial zones to limit potential exposure to toxic or  
3583 unhealthy activities.

3584  
3585 At a regional scale, King County is focusing growth in the urban areas. The urban areas are closer to the  
3586 major employment centers of the Eastside and City of Seattle.

3587 **The Role of ADUs in Meeting Housing Need**

3588 Revised Code of Washington 36.70A.070(2)(d)(iv) requires jurisdictions consider the role of ADUs in  
3589 meeting projected housing needs. This section describes the role of ADUs in meeting housing needs, past  
3590 regulations for ADUs, and actions King County took to reduce barriers to production.

3591  
3592 The revised Code of Washington 36.70A.696 defines ADUs as dwelling units located on the same lot as a  
3593 single detached housing unit, duplex, triplex, townhome, or other housing unit. Property owners can  
3594 construct an ADU within or detached from the primary dwelling unit. ADUs can increase access to  
3595 traditionally single detached residential neighborhoods by providing smaller, more affordable units. ADUs  
3596 can also facilitate multi-generational living arrangements and allow people aged 62 years and older to age  
3597 in place by moving into an ADU and renting the primary dwelling unit.<sup>534</sup>

3598  
3599 King County permitted about 160 ADUs data during the previous planning period of 2016 through 2024.  
3600 ADUs are projected to help meet unincorporated King County's overall net new units needed from 2019  
3601 through 2044. King County allows for ADUs in all rural, residential, and commercial zones. King County  
3602 Code previously imposed limitations on the development of accessory dwelling units which may have  
3603 caused barriers to production.

3604  
3605 In the 2024 Comprehensive Plan, King County adopted code changes that reduce barriers to the  
3606 production of ADUs. These changes differ between urban and rural unincorporated King County. For rural  
3607 unincorporated areas, King County there will no longer be an owner occupancy requirement. For urban  
3608 unincorporated areas, King County made the following code changes:

- 3609     • no owner occupancy requirement;
- 3610     • an allowance for up to two ADUs per lot;

---

<sup>534</sup> Enterprise Community Partners. (2020, September). *New Reflections on Affordable Housing Design, Policy and Production: Overcoming Barriers to Bringing Accessory Dwelling Unit Development to Scale.* [\[link\]](#)

- 3611 • no off-street parking requirement;
- 3612 • allowance to convert legal nonconforming structures to be converted into accessory dwelling units;
- 3613 and
- 3614 • not regulating entry door locations.

3615  
3616 The City of Seattle eliminated the owner-occupancy requirement in 2019, among other reforms, and  
3617 established pre-approved plans.<sup>535</sup> ADU construction in Seattle increased by over 250 percent from 2019 to  
3618 2022.<sup>536,537</sup> Although there are many factors influencing the rate of construction of ADUs in the City of  
3619 Seattle, the timing of the change in regulation and subsequent development indicates the owner-occupancy  
3620 requirement was a factor.

## 3621 X. Existing Strategies Summary

### 3622 Section Summary

3623 This section fulfills King County CPP H-3k.

3624  
3625 CPP H-3k requires jurisdictions:

3626 *Conduct an inventory and analysis in each jurisdiction of existing and projected housing needs of all*  
3627 *segments of the population and summarize the findings in the housing element. The inventory and analysis*  
3628 *shall include:*

- 3629 k) *Summary of existing and proposed partnerships and strategies, including dedicated resources, for*  
3630 *meeting countywide housing need, particularly for populations disparately impacted.*

3631  
3632 This section outlines the funding, programs, policies and regulations, and partnerships that seek to address  
3633 the affordable housing and homelessness needs in King County. The elements described often overlap the  
3634 different categories as some fund sources are dedicated to a single program and programs are often  
3635 required to implement policies and partnerships.

### 3636 Funding

3637 King County receives federal and state funding that can be used to meet different housing needs, including  
3638 providing capital for development, acquisition, and rehabilitation of housing. Most housing projects are  
3639 funded by a mix of funds from government programs and philanthropic organizations, tax credits, private  
3640 debt, and rent from residents. Most housing sources of funds serve households at or below 50 percent area  
3641 median income. Federal funds serve up to 60 percent area median income for rental and 80 percent area  
3642 median income for homeownership. Homeownership projects generally serve households with incomes  
3643 between 50 percent area median income to 80 percent area median income. Most of the local funds for  
3644 permanent supportive housing and other supportive services come from sales and property taxes.

#### 3646 *King County Housing Funding Allocated to Unincorporated King County*

3647 King County serves as the local government for unincorporated areas. However, King County also serves as  
3648 a regional funder of affordable housing and most King County programs serve the whole county.  
3649 Historically, King County has not made significant investments in affordable housing for unincorporated  
3650 King County.

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<sup>535</sup> Seattle Department of Construction & Inspections. *Accessory Dwelling Unit*. [\[link\]](#)

<sup>536</sup> City of Seattle Ordinance 125854 (2019). [\[link\]](#)

<sup>537</sup> Seattle Department of Construction & Inspections Community Engagement. (2019, October 31). *Owner Occupancy Covenant No Longer Required for Accessory Dwelling Units*. Building Connections. [\[link\]](#)

3652 In 2019, King County created the Department of Local Services (DLS) to serve the unique and diverse needs  
 3653 of unincorporated King County. In 2021, DLS launched a participatory budgeting process for \$11.3 million  
 3654 for unincorporated King County, as authorized by the 2021-2022 King County Biennial Budget. This process  
 3655 allocated funds to several projects and programs, including \$100,000 for a home repair fund in East Renton,  
 3656 \$250,000 for down payment assistance in Skyway, and \$750,000 for the White Center Community HUB  
 3657 Project.<sup>538</sup>

3658  
 3659 King County allocated \$5 million in the 2021-2022 King County Biennial Budget to affordable housing in  
 3660 Skyway-West Hill. Through this funding, Homestead Community Land Trust in partnership with Skyway  
 3661 Coalition was awarded \$2.5 million to develop up to 53 permanently affordable homeownership units for  
 3662 households at 50 to 80 percent area median income. King County awarded the Low Income Housing  
 3663 Institute in partnership with Childhaven \$2.5 million to develop up to 43 affordable rental units for  
 3664 households at 30 to 50 percent area median income.<sup>539</sup> This award consisted of funding from the Short-  
 3665 Term Lodging Tax and HB 1406 tax. In 2021, the Low Income Housing Institute opened the Progressive  
 3666 Skyway Tiny House Village on a local religious facility property with funding from the County.<sup>540</sup>

3667  
 3668 The White Center Community HUB project is a community-driven affordable housing and community center  
 3669 project on County-owned property.<sup>541</sup> The project is led by the White Center Community Development  
 3670 Association, Community Roots Housing, Southwest Youth and Family Services, and HealthPoint. In 2021, the  
 3671 King County Housing Finance Program awarded the project \$3.25 million. The second omnibus  
 3672 supplemental budget for the 2021-2022 biennium also included a Climate Equity bond, which awarded \$5  
 3673 million to the White Center Community HUB project. In 2022, the King County Council approved the  
 3674 disposition of the County-owned property to the White Center HUB partners for transaction costs only.<sup>542</sup>

3675  
 3676 Island Center Homes is an affordable housing project by Vashon HouseHold that will serve 40 individuals on  
 3677 Vashon Island.<sup>543</sup> The project was selected as part of the 2016 King County Comprehensive Plan's  
 3678 Alternative Housing Demonstration Project. In 2018, the King County Housing Finance Program awarded  
 3679 the project \$3.1 million.<sup>544</sup>

## 3680 Local Funds

3681 King County has several revenue sources that fund housing efforts throughout the county. Local  
 3682 governments can only impose taxes and levies as authorized by the state.<sup>545</sup> Generally, counties in  
 3683 Washington do not have as many revenue options as cities.<sup>546</sup> Some revenue sources require voter approval.  
 3684 The revenue sources listed in this section can fund projects throughout King County, including, but not  
 3685 limited to, unincorporated King County.<sup>547</sup>

### 3687 *Best Starts for Kids Levy*

3688 The Best Starts for Kids Levy (BSK) was approved by King County voters in 2015, raising over \$400 million  
 3689 over six years. BSK was renewed in 2021 and will raise an estimated \$800 million through 2027. BSK funds  
 3690 support programs for pregnant people and childhood and youth development, including childhood and  
 3691 family homelessness prevention. King County estimates approximately \$30 million will be invested in youth  
 3692 and family homelessness prevention from 2022 to 2027 helping almost 2,000 families annually. When BSK

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<sup>538</sup> King County Executive. (2022, August) *45 projects selected for initial King County participatory budgeting awards.* [\[link\]](#)  
<sup>539</sup> King County Department of Community and Human Services. (2022, March 24). *King County Announces Funding Awards for Two Affordable Housing Projects in Skyway-West Hill.* [\[link\]](#)  
<sup>540</sup> Turnbull, E. (2021). *Tiny House Village to Open in Skyway.* *South Seattle Emerald.* [\[link\]](#)  
<sup>541</sup> White Center Community Development Association. *White Center HUB.* [\[link\]](#)  
<sup>542</sup> King County Ordinance 19419 (2022). [\[link\]](#)  
<sup>543</sup> Vashon HouseHold. *Island Center Homes.* [\[link\]](#)  
<sup>544</sup> King County Department of Community and Human Services. *Housing Finance Program 2018 Funding Round Awards.* [\[link\]](#)  
<sup>545</sup> Municipal Research and Services Center of Washington. (2022, December). *Revenue Guide for Washington Counties.* [\[link\]](#)  
<sup>546</sup> King County Unincorporated Urban Area Annexation Area Databook. [\[link\]](#)  
<sup>547</sup> Senate Ways and Means Committee (2020). *A Legislative Guide to Washington's Tax Structure.* [\[link\]](#)

3693 revenues exceed \$822 million, approximately \$50 million in BSK funding can support building repairs,  
3694 renovations, new construction and expansion to improved access to high quality programs for low-income  
3695 families and children as well as Black, Indigenous, and People of Color residents.<sup>548</sup> This capital funding can  
3696 support a variety of projects including housing.<sup>549</sup>  
3697

3698 *Document Recording Fees*

3699 Document recording fees are one-time fees that are assessed when certain documents are filed with county  
3700 auditors. Washington had several document recording fees that fund different housing and homelessness  
3701 programs as well as the administrative costs incurred to manage these programs. In 2023, the Washington  
3702 State Legislature passed SB 5386, combining the \$100 recorded document surcharge; \$13 Affordable  
3703 Housing for all surcharge; \$62 Local Homelessness Housing and Assistance surcharge; and \$8 additional  
3704 local Affordable Housing for All surcharge into a single \$183 surcharge related to affordable housing and  
3705 homeless services.

3706  
3707 Thirty one percent of the revenue raised from this fee is distributed to the county.<sup>550</sup> One percent of the fee  
3708 is retained by the county auditor for administrative purposes, and the remaining 30 percent may be used as  
3709 follows:

- 3710 • up to 10 percent for administration and distribution of funds by the county
- 3711 • at least 75 percent to accomplish the purposes of its local homeless housing plan under the  
3712 Homelessness Housing and Assistance act; and
- 3713 • at least 15 percent for:
  - 3714 ○ acquisition, construction, or rehabilitation of housing projects or units within housing projects that  
3715 are affordable to very low-income households;
  - 3716 ○ supporting building operation and maintenance costs of housing projects or units eligible to  
3717 receive housing trust funds, that are affordable to very low-income households, and that require a  
3718 supplement to rent income to cover ongoing operating expenses;
  - 3719 ○ rental assistance vouchers for housing units that are affordable to very low-income households; or
  - 3720 ○ operating costs for emergency shelters and licensed overnight youth shelters.

3721  
3722 King County manages this revenue with its cities through the Regional Affordable Housing Program (RAHP)  
3723 Interlocal Agreement.<sup>551</sup> For the purposes of this program, King County is divided into three subregions.  
3724 Approximately 35.8 percent, 31.9 percent, and 32.2 percent are allocated to the City of Seattle, the South  
3725 Subregion, and the North/East Subregion, respectively. This document recording fee raises approximately  
3726 \$2,500,000 annually. Approximately \$700,000 is reserved for shelter operations and the balance for capital  
3727 housing.  
3728

3729 *Health Through Housing*

3730 In 2020, through HB 1590, Washington counties were authorized to implement a 0.1 percent sales tax and  
3731 use the tax for affordable housing through councilmanic action rather than submitting a proposal to voters  
3732 for approval. King County adopted this sales tax in October 2020.<sup>552</sup> The COVID-19 pandemic shaped the  
3733 Health Through Housing (HTH) initiative. The pandemic forced King County to swiftly move people from

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<sup>548</sup> King County Department of Community and Human Services. (2021). *Best Starts for Kids Implementation Plan: 2022-2027*.  
[\[link\]](#)

<sup>549</sup> King County Ordinance 19267 (2021). [\[link\]](#)

<sup>550</sup> King County Department of Community and Human Services. King County Regional Affordable Housing Program  
Administrative Guidelines. [\[link\]](#)

<sup>551</sup> King County Ordinance 17845 (2014). [\[link\]](#)

<sup>552</sup> King County Ordinance 19179 (2020). [\[link\]](#)

3734 congregate settings to individual rooms to reduce the spread of the virus. King County incorporated this  
 3735 lesson by using the HTH funds to invest in single-room settings.<sup>553</sup>  
 3736  
 3737 The pandemic also incentivized property owners to sell hotels and apartment buildings. King County began  
 3738 purchasing hotels and apartment buildings to develop the HTH property portfolio. King County has  
 3739 partnered with local jurisdictions to convert these properties, and continues to buy new properties, to  
 3740 operate emergency housing and permanent supportive housing units for people experiencing chronic  
 3741 homelessness. King County also used several of these properties to house refugees.<sup>554</sup>  
 3742  
 3743 The HTH initiative’s paramount goal is to create and support the operation of 1,600 emergency housing and  
 3744 permanent supportive housing units. The initiative will also invest in a mobile behavioral health intervention  
 3745 program and help residents enroll in and access health care services. The HTH initiative aims to annually  
 3746 reduce racial and ethnic disproportionality among individuals experiencing homelessness. The HTH  
 3747 initiative intends to increase the number of organizations operating this housing that specialize in serving  
 3748 communities overrepresented among the region’s chronically homeless population. As of November 2022,  
 3749 the HTH initiative has purchased ten properties throughout the county. These properties are in Auburn,  
 3750 Federal Way, Kirkland, Redmond, Renton, and Seattle.<sup>555</sup> King County will perform an in-depth evaluation of  
 3751 the HTH initiative by the end of 2026.  
 3752

3753 *House Bill 1406 Sales Tax*

3754 House Bill 1406 in 2019 allows participating Washington cities and counties to fund affordable or supportive  
 3755 housing using a local state-shared sales tax. The allowed use of the funds depends on the local population.  
 3756 All participating jurisdictions may use the funds to acquire, construct, or rehabilitate existing affordable  
 3757 housing and cover operating and maintenance costs of new eligible housing units. Counties with  
 3758 populations under 400,000 and cities with populations under 100,000 may additionally use the funding to  
 3759 provide rental assistance to eligible tenants. Renters eligible for assistance must earn at or below 60 percent  
 3760 area median income in the jurisdiction imposing the tax. Jurisdictions can determine how the funds are  
 3761 used based on local housing needs. There is no additional cost to consumers in participating jurisdictions,  
 3762 as counties, cities, and towns that enacted the ordinance receive a credit against the 6.5 percent state sales  
 3763 tax. King County authorized this tax in August 2019.<sup>556</sup>  
 3764

3765 *Mental Illness and Drug Dependency (MIDD) Behavioral Health Sales Tax*

3766 The Mental Illness and Drug Dependency (MIDD) Behavioral Health Sales Tax levies a countywide 0.1  
 3767 percent sales tax to fund high-quality programs and services to address mental health, substance use, and  
 3768 other behavioral health conditions for King County residents. The funds raised by this tax are invested in  
 3769 many different programs, including homelessness response and housing stability programs. The sales tax  
 3770 generates approximately \$136 million per two-year biennium. The economic downturn in 2020 caused by  
 3771 the pandemic created short-term reductions in MIDD, but these reductions reversed in 2022.<sup>557</sup>  
 3772  
 3773 The Housing Supportive Services program combines funding and resources with other government  
 3774 agencies to serve adults experiencing chronic homelessness who have difficulty maintaining housing. The  
 3775 program served 793 people in 2021 and nearly all (91 percent) program participants experienced fewer  
 3776 episodes of crisis. Program participants had fewer emergency department admissions, jail bookings, and  
 3777 psychiatric inpatient hospitalizations. In 2021, King County awarded MIDD funds to two permanent

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<sup>553</sup> King County Department of Community and Human Services. (2021). *Initial Health through Housing Implementation Plan 2022-2028*. [\[link\]](#)  
<sup>554</sup> King County Executive. (2022, December 8). *King County celebrates refugee resettlement efforts helping nearly 800 refugees in the region*. [\[link\]](#)  
<sup>555</sup> King County Department of Community and Human Services. (2021). *Health through Housing*. [\[link\]](#)  
<sup>556</sup> King County Ordinance 18973 (2019). [\[link\]](#)  
<sup>557</sup> King County Department of Community and Human Services. Behavioral Health and Recovery Division. (2022). *2021 MIDD Annual Report*. [\[link\]](#)

3778 supportive housing projects in Bellevue and Burien. In Seattle, 44 permanent supportive housing units  
3779 funded by MIDD completed construction and opened in 2021.<sup>558</sup> Approximately \$300,000 of MIDD revenue  
3780 funded housing vouchers and case management for Adult Drug Court participants to help these individuals  
3781 achieve long-term housing stability. Approximately \$616,000 of MIDD revenues funded rapid rehousing  
3782 vouchers for people in early recovery who are either experiencing homelessness or at risk of becoming  
3783 homeless.<sup>559</sup>  
3784

3785 *Regional Equitable Development Initiative*

3786 The Regional Equitable Development Initiative (REDI) Fund is a revolving loan program administered by  
3787 Enterprise Community Partners and funded via a partnership of public agencies and private funders. King  
3788 County, the City of Seattle, Washington State, and A Regional Coalition for Housing (ARCH) partnered with  
3789 four private funders to create a \$21 million revolving acquisition loan fund to develop and preserve  
3790 affordable, transit-centered communities. The fund provides low-cost financing to developers to purchase  
3791 existing property or develop new housing near high-capacity transit centers in King, Pierce, and Snohomish  
3792 County. The REDI fund can finance mixed-use projects and multiunit affordable rental and homeownership  
3793 housing and prioritizes financing projects that serve low-income households. At the fund level, 25 percent of  
3794 units built on properties acquired with REDI funding must be affordable to households earning at or below  
3795 50 percent area median income.<sup>560</sup>  
3796

3797 *Lodging Taxes*

3798 The Lodging Tax, sometimes referred to as the "hotel/motel tax," was created by the Washington  
3799 Legislature in 1967 to fund the development of tourism activities. Participating jurisdictions charge a two  
3800 percent tax on the sales related to short-term lodgings or stays less than 30 consecutive days. Some types of  
3801 short-term, or transient, lodgings include camping sites, recreational vehicle parks, time shares and  
3802 condominium, and hotel and motel rooms.  
3803

3804 State law regulates the allowable uses for the lodging tax. At least 37.5 percent of the lodging tax must fund  
3805 affordable workforce housing and services for homeless youth. At least 37.5 percent must also fund art,  
3806 cultural and heritage facilities and performing arts. The remainder of the funds, 25 percent or less of the  
3807 revenue, can be used towards tourism promotion, including sports stadiums and events.<sup>561</sup> In 2016, King  
3808 County committed \$87 million in bonds to fund approximately 1,700 preserved and new affordable units. In  
3809 2021, King County issued \$300 million in bonds for transit-oriented development in 2021.<sup>562</sup> Bonds are one-  
3810 time, not annual or ongoing, funds. The funds must serve households earning between zero and 80 percent  
3811 area median income. Projects must be located within half of a mile of a high-capacity transit station to be  
3812 eligible for funding. Additionally, transit-oriented development rental projects must prioritize 10 percent of  
3813 housing units for tenants referred by King County or an approved agency.<sup>563</sup> These bonds will be paid off by  
3814 future lodging tax revenue. The lodging tax is estimated to generate \$559 million for housing in King  
3815 County between 2021 to 2045.  
3816

3817 *Veterans, Seniors, and Human Services Levy*

3818 The Veterans, Seniors and Human Services Levy (VSHSL) supports veterans and older adults, and their  
3819 caregivers and families, and other vulnerable populations in areas such as employment, housing, and  
3820 health. VSHSL was first passed by voters in 2005 and was most recently renewed for the fourth time in

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<sup>558</sup> King County Department of Community and Human Services. Behavioral Health and Recovery Division. (2022). *2021 MIDD Annual Report*. [\[link\]](#)

<sup>559</sup> Department of Community and Human Services. Behavioral Health and Recovery Division. (2022, July 28). *2021 MIDD Results Dashboard*. [\[link\]](#)

<sup>560</sup> Enterprise Community Partners. (2016). *Regional Equitable Development Initiative (REDI) Fund*. [\[link\]](#)

<sup>561</sup> Revised Code of Washington 67.28.180. [\[link\]](#)

<sup>562</sup> King County Ordinance 19279 (2021). [\[link\]](#)

<sup>563</sup> King County Department of Community and Human Services. (2016). *Transit-Oriented Bond Allocation Plan*. [\[link\]](#)

- 3821 2023.<sup>564</sup> VSHSL housing stability funding invests in eight strategies to meet the housing needs of VSHSL  
3822 populations. In 2022, VSHSL contracted \$20.3 million out to community organizations for housing stability  
3823 programs, including:<sup>565</sup>
- 3824 • opening two affordable housing projects for VSHSL populations totaling 332 units;
  - 3825 • awarding funding to seven affordable housing projects for VSHSL populations totaling 155 units;
  - 3826 • serving thousands of individuals in permanent housing units and navigation centers;
  - 3827 • providing thousands of households housing counseling, foreclosure prevention, and alternative dispute  
3828 resolution services;
  - 3829 • funding attorneys to represent over a thousand tenants to prevent eviction; and
  - 3830 • performing similar housing stability work.

## 3831 State Funds

3832 The Washington State Department of Commerce grants funds for housing and homelessness services and is  
3833 a key partner for funding affordable housing in King County. Most funds are awarded to projects that King  
3834 County may fund and not provided directly to King County. The following funds are awarded directly to  
3835 King County.  
3836

### 3837 *Housing and Essential Needs*

3838 The Washington State Department of Social and Human Services provides funding for the Housing and  
3839 Essential Needs program to King County, which is administered by Catholic Community Services of  
3840 Washington in King County. The program serves individuals who are unable to work for at least 90 days due  
3841 to a physical and/or mental incapacity and have zero income. Clients receive an ORCA transportation pass,  
3842 a monthly bag of hygiene and cleaning supplies, and rental and utility assistance, including back pay  
3843 assistance and one-time move-in assistance.<sup>566</sup>  
3844

### 3845 *Consolidated Homeless Grant*

3846 The Washington State Department of Commerce provides Consolidated Homeless Grant funding to King  
3847 County. The grant combines state grant opportunities to provide resources to fund homeless crisis response  
3848 systems to support communities in ending homelessness. Eligible uses include emergency shelter,  
3849 transitional housing, rapid re-housing, permanent supportive housing, and prevention for households at  
3850 imminent risk of homelessness.<sup>567</sup>  
3851

### 3852 *Emergency Shelter Program Grant*

3853 The Washington State Department of Commerce provides Shelter Program Grant funding to King County.  
3854 The grant seeks to fund equitable and creative approaches to develop or expand shelter programs and to  
3855 quickly exit people from homelessness and into permanent housing and positive destinations.<sup>568</sup>

## 3856 Federal Funds

3857 The King County Department of Community and Human Services (DCHS) administers federal funds  
3858 distributed from the U.S. Department of Housing and Urban Development (HUD) on behalf of the County

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<sup>564</sup> King County Ordinance 19707 (2023). [\[link\]](#)

<sup>565</sup> King County Department of Community and Human Services. (2023). *VSHSL Impact in 2022*. [\[link\]](#)

<sup>566</sup> Catholic Community Services and Catholic Housing Services of Western Washington. *Housing and Essential Needs*. [\[link\]](#)

<sup>567</sup> Washington State Department of Commerce. *Consolidated Homeless Grant*. [\[link\]](#)

<sup>568</sup> Washington State Department of Commerce. *Shelter Program Grant*. [\[link\]](#)

3859 and most cities within King County through consortia of jurisdictions. The City of Seattle manages their own  
3860 federal funds. Some larger cities partner with King County for only one type of federal funding.<sup>569</sup>  
3861

3862 *Community Development Block Grant*

3863 HUD provides annual grants to states, cities, and counties through the Community Development Block  
3864 Grants (CDBG) Program to create thriving urban communities. Grants can support jurisdictions in  
3865 developing economic opportunities for low- and moderate-income residents and must meet one of the  
3866 following requirements:

- 3867
- benefit people with low- or moderate-incomes;
  - prevent or eliminate slums or blight; or
  - address urgent needs that threaten community health and welfare which cannot be resolved by other available funding.<sup>570</sup>
- 3868  
3869  
3870

3871 Grantees must also develop a detailed community engagement plan. In King County, a wide range of  
3872 projects that benefit low- and moderate-income residents are funded through CDBGs, such as community  
3873 facilities and home repairs. Public housing authorities, nonprofit organizations, and local governments may  
3874 apply for CDBG non-housing capital funds.<sup>571</sup> In 2021, the King County CDBG Consortium awarded \$1.7  
3875 million in CDBG funds to 100 projects throughout King County, including shelter capital improvements,  
3876 sidewalk improvements, and home repairs. Annual funding is about \$5 million.<sup>572</sup>  
3877  
3878

3879 *Home Investment Partnerships*

3880 The HOME Investment Partnerships Program (HOME) is a federal program run by HUD. HOME provides  
3881 annual grants to state and local governments for a variety of housing activities, such as developing, buying,  
3882 and rehabilitating affordable housing for low-income households or providing rental assistance. The  
3883 program assists homeowners earning below 80 percent area median income and typically funds rental units  
3884 for households earning less than 60 percent area median income. HOME income limits are set based on  
3885 HUD area median income estimates.<sup>573</sup> King County uses these funds to serve households with incomes at  
3886 or below 80 percent area median income. Up to 15 percent of funds are awarded to community housing  
3887 development organizations. Annual funding to King County is about \$3 million.  
3888

3889 *Emergency Solutions Grant*

3890 HUD grants funding to King County through the Emergency Solutions Grant to assist people to quickly  
3891 regain stability in permanent housing after experiencing a housing crisis or homelessness.<sup>574</sup> King County  
3892 administers the funding for the County and most of the cities in King County through the King County  
3893 Consortium. Annual funding to King County is about \$300,000.

3894 **Programs**

3895 This section provides information regarding the programs administered by King County and other King  
3896 County strategies that address homelessness and housing needs for residents.  
3897

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<sup>569</sup> King County Department of Community and Human Services. (2020). *Funding Awards and Compliance*. [\[link\]](#)

<sup>570</sup> U.S. Department of Housing and Urban Development. (2022). *Community Development Block Grant Program*. [\[link\]](#)

<sup>571</sup> King County Department of Community and Human Services. (2022). *Community Development*. [\[link\]](#)

<sup>572</sup> King County Department of Community and Human Services. *King County Consortium Consolidated Housing and Community Development Plan 2020-2024*. [\[link\]](#)

<sup>573</sup> U.S. Department of Housing and Urban Development. (2022). *HOME Income Limits*. [\[link\]](#)

<sup>574</sup> U.S. Department of Housing and Urban Development. *Emergency Solutions Grant*. [\[link\]](#)

3898 *Affordable Housing on County-owned Properties*

3899 King County Code 4.56.100 regulates the disposition of surplus property and prioritizes its use for  
3900 affordable housing. The Facilities Management Division coordinates with DCHS and landholding  
3901 departments to consider each surplus property for affordable housing. King County transferred three  
3902 County-owned properties at low or no cost for affordable housing since the beginning of the previous  
3903 Comprehensive Plan planning period.

3904  
3905 King County transferred surplus property in Bellevue to Polaris at Eastgate, LLC for affordable housing. The  
3906 project includes affordable housing, permanent supportive housing, and an emergency shelter.<sup>575</sup> King  
3907 County also transferred land and entered into a development agreement with BRIDGE Housing Corporation  
3908 and Community Roots Housing to develop a ground lease at the former Northgate Park and Pool lot in  
3909 2021.<sup>576</sup> The Northgate project will provide 232 affordable apartments at the site of the Northgate Link light  
3910 rail station and include a nearly 10,000 square foot daycare on the ground floor.<sup>577</sup> King County entered into  
3911 a purchase and sale agreement to convey surplus property to the White Center Community Development  
3912 Association to construct the White Center Community HUB. The project will provide 76 units of affordable  
3913 and a community center including a health clinic, educational space, and nonprofit office space.<sup>578</sup> In August  
3914 2023, King County released a Brooks Village Direct Negotiation Request for Proposals (RFP) to select a  
3915 nonprofit developer and/or Community-Based Organization interested in developing affordable  
3916 homeownership at Brooks Village, a county-owned property in Skyway.<sup>579</sup>

3917 *King County Housing Finance Program*

3918 The King County Housing Finance Program administers funds for the development and preservation of  
3919 affordable housing throughout King County. The Housing Finance program administers an annual request  
3920 for proposals for capital construction of affordable housing, the Credit Enhancement Program, and the  
3921 Interim Loan Program.

3922

3923 *King County Housing Stability Program*

3924 Previously known as the Homeless Housing Program, the King County Housing Stability Program works with  
3925 public and private funders and the King County Regional Homelessness Authority to fund community-based  
3926 and governmental agencies that provide housing and services to people experiencing homelessness or  
3927 who are at risk of homelessness in King County. Activities funded by this program include permanent  
3928 supportive housing, homelessness prevention, and rapid re-housing.

3929

3930 *King County Housing Repair Program*

3931 King County's Housing Repair Program provides funding in the form of grants and no-interest loans for  
3932 housing repair services to low-income homeowners and special needs renters in most parts of King County.  
3933 The funding provides for repairs such as roof replacement, installing a new septic system, repairs  
3934 addressing emergency conditions, health and safety repairs, and major building preservation issues within  
3935 single detached owner-occupied residences, including manufactured homes. The program also provides  
3936 funding to improve accessibility for renters living with a disability. From 2016 to 2022, the most recent data  
3937 available, the Housing Repair Program completed 149 projects and expended \$2,549,579 for projects in  
3938 unincorporated King County.<sup>580</sup>

3939

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<sup>575</sup> King County Ordinance 19315 (2021). [\[link\]](#)

<sup>576</sup> King County Ordinance 19363 (2021). [\[link\]](#)

<sup>577</sup> Community Roots Housing. (2022). *Northgate Affordable Housing*. [\[link\]](#)

<sup>578</sup> White Center Community Development Association. [\[link\]](#)

<sup>579</sup> King County Department of Community and Human Services. (2023). *Brooks Village Direct Negotiation Request for Proposals*.

<sup>580</sup> King County Department of Community and Human Services. (2022). *Housing Repair Program*. [\[link\]](#)

3940 *King County Youth and Family Homelessness Prevention Program*

3941 In response to Ordinance 18088, the King County Youth and Family Homelessness Prevention Initiative  
3942 (YFHPI) was launched in 2016 to assist families at imminent risk of homelessness. The Initiative is funded  
3943 through the Best Starts for Kids (BSK) Levy. Annually, YFHPI works with about 2,000 families across King  
3944 County. BSK awards flexible funding to numerous community partners to assist low-income families,  
3945 including providing financial assistance to households to remain permanently housed. King County  
3946 contracts with 18 organizations to provide case management tailored to the specific needs of clients and  
3947 aims to address the root causes of housing instability for youth and families.<sup>581</sup>

3948  
3949 From 2017 to 2020, YFHPI services reached more than 10,000 people. Within the same period, 96 percent  
3950 of households served by the program remained housed six months after exiting the program. The BSK Levy,  
3951 now Best Starts 2.0, was renewed in 2021. Best Starts plans to increase investments in addressing critical  
3952 community needs. The Levy will invest almost \$30 million into the YFHPI and over \$800 million in various  
3953 community support programs through 2027.  
3954

3955 *King County Equitable Development Initiative*

3956 In line with Motion 16062, King County began planning for an Equitable Development Initiative (EDI) in  
3957 March 2022. Motion 16062 was codeveloped with community members in 2021, following a yearlong  
3958 campaign led by Black, Indigenous, and People of Color-led organizations urging King County to  
3959 implement an equitable development initiative similar to the City of Seattle program. DCHS formed the  
3960 Community Planning Workgroup (CPW) to participate in the planning of the EDI in May 2022.<sup>582</sup> DCHS  
3961 intentionally selected workgroup members based on geographic diversity and individuals' lived  
3962 experiences and perspectives related to equitable development. In January 2023, King County released  
3963 Phase 1 of the King County Equitable Development Initiative Implementation Plan, which included an  
3964 equitable development framework consistent with community-driven development principles for county  
3965 and community structure, capacity, and related resources necessary to support an equitable development  
3966 initiative at King County.<sup>583</sup>  
3967

3968 *King County Eviction Prevention and Rent Assistance Program*

3969 In 2020, King County created a new Eviction Prevention and Rent Assistance Program (EPRAP) to provide  
3970 direct rental assistance and eviction prevention services to households economically impacted by COVID-  
3971 19. Between August 2020 and May 2022, EPRAP provided over 37,000 tenants with back rent and, if  
3972 needed, future rent obligations.<sup>584</sup>  
3973

3974 Two components of EPRAP, the Outreach and Application Assistance Program and the Hub and Spoke  
3975 Program, strengthened EPRAP accessibility by utilizing existing community connections to raise awareness  
3976 of the program and assist eligible applicants. EPRAP minimized evictions using eviction diversion and  
3977 mediation methods. As of May 2022, DCHS contracted with United Way of King County to continue the  
3978 Tenant Pool Program. New participants are selected to receive rental assistance from the registered tenant  
3979 pool weekly. DCHS has also continued a partnership with the Housing Justice Project (HJP) to administer the  
3980 Eviction Prevention Program in 2022.<sup>585</sup>  
3981

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<sup>581</sup> King County Department of Community and Human Services. (2016). *Best Starts for Kids Youth and Family Homelessness Prevention Initiative Implementation Plan*. [\[link\]](#)

<sup>582</sup> Department of Community and Human Services. (2022). *Community Planning Workgroup*. [\[link\]](#)

<sup>583</sup> *King County Equitable Development Initiative Implementation Plan Phase 1*. [\[link\]](#)

<sup>584</sup> King County Department of Community and Human Services. (2021). *Eviction Prevention and Rent Assistance Program (EPRAP)*. [\[link\]](#)

<sup>585</sup> King County Department of Community and Human Services. (2022). *EPRAP Data*. [\[link\]](#)

3982 *King County Interim Loan Program*

3983 King County's Interim Loan Program provides low-cost predevelopment and acquisition loans to affordable  
3984 housing developers. Priority is given to permanent housing projects with at least 25 percent of units  
3985 available to extremely low-income households experiencing homelessness. All units must serve households  
3986 with incomes at or below 50 area median income.<sup>586</sup> In 2020, Ordinance 19203 amended King County Code  
3987 24.22 to increase the limit of the program from \$10 million to \$15 million.<sup>587</sup>  
3988

3989 *King County Credit Enhancement Program*

3990 King County's Credit Enhancement Program was created to incentivize developers to build affordable  
3991 housing in urban centers for vulnerable households, such as low-income households or those with a  
3992 member who has a disability. Public housing authorities, government agencies, and nonprofit and for-profit  
3993 organizations are eligible to receive credit enhancement. This program makes it possible for organizations  
3994 to obtain lower cost interest rates which reduce financing costs for housing projects deemed financially  
3995 viable. The Program prioritizes financing mixed-income or affordable housing projects that supply housing  
3996 for King County workers near transit centers. Both rental and homeownership units financed through the  
3997 program are to be affordable in the long term.<sup>588</sup>

3998 **Policies and Regulations**

3999 This section provides information about policies and regulations King County has enacted since the 2016  
4000 Comprehensive Plan to address housing needs for King County residents.

4001 **Countywide Policies**

4002 The following policies serve areas throughout King County.  
4003

4004 *Prioritization for Equitable Community-Driven Affordable Housing Development*

4005 In 2021, the King County Housing Finance Program established a new priority to fund equitable,  
4006 community-driven affordable housing development to mitigate displacement pressures and ensure that  
4007 historically marginalized communities have access to affordable housing investments. This priority supports  
4008 the creation of affordable housing developed by and in collaboration with communities facing displacement  
4009 pressures and communities that have historically experienced policies that limit opportunities for Black,  
4010 Indigenous, and People of Color residents. The program will prioritize funding projects led by impacted  
4011 communities, conceived and created through inclusive community engagement processes, and driven by a  
4012 place-based Community Based Organization (CBO).  
4013

4014 *Climate Readiness*

4015 King County is incorporating strategies to address climate change into the 2024 Comprehensive Plan  
4016 update. These policies support climate equity by ensuring that those most impacted have access and  
4017 opportunity to benefit from climate solutions while not bearing an unequal burden of the impacts of climate  
4018 change. This includes strategies such as:

- 4019 • *Cross-reference to the Strategic Climate Action Plan (SCAP) as the County's "comprehensive legislative*  
4020 *and policy plan for climate action"* and that a subset of the policies and commitments from the plan are  
4021 also reflected in the Comprehensive Plan;
- 4022 • *Commit County to reduce regional greenhouse gas emissions: targets for reducing greenhouse gas*  
4023 *emissions; policies committing to transparency and public reporting;*

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<sup>586</sup> King County Code Chapter 24.22.

<sup>587</sup> Ordinance 19203 (2020). [[link](#)]

<sup>588</sup> King County Code Chapter 24.28.

- 4024 • *Commit County to reduce government operations greenhouse gas emissions:* agency specific policies;  
4025 commitments to energy efficiency, renewable energy, waste to resources;
- 4026 • *Land use and development policies that promote healthy communities:* enable walking, bicycling, and  
4027 public transit use, thereby reducing greenhouse gas emissions; and
- 4028 • *Promote regional collaboration:* collaborate with partners on approaches to reduce greenhouse gas  
4029 emissions.

## 4030 Unincorporated King County Policies and Regulations

4031 The following policies specifically serve areas in unincorporated King County.  
4032

### 4033 *Alternative Housing Demonstration Project*

4034 King County began the Alternative Housing Demonstration Project as Action Item 6 in the 2016  
4035 Comprehensive Plan. The King County Council approved the demonstration project ordinance in June  
4036 2020.<sup>589</sup> The project allowed for the construction of two demonstration projects, one nonprofit development  
4037 on Vashon Island and one for-profit development in White Center, to test micro-housing models not  
4038 currently allowed in King County Code. The project involved significant interdepartmental coordination for  
4039 a Request for Information, followed by a Request for Proposals, to identify potential housing models and  
4040 interested and capable developers. The eligibility for these two communities has since expired, and the  
4041 Executive will explore whether to recommend permanent code changes through a report that will be  
4042 completed two years after the second project is opened, in approximately 2025. In the meantime, the  
4043 demonstration project is proposed to be expanded to Snoqualmie Pass Rural Town as part of the  
4044 Snoqualmie Valley/Northeast King County Community Service Area Subarea Plan to help support the  
4045 development of needed workforce housing in that community.  
4046

### 4047 *Skyway-West Hill and North Highline Anti-Displacement Strategies*

4048 Motion 15539 and the 2020 Comprehensive Plan Update<sup>590</sup> directed the Executive branch to write a report  
4049 examining a suite of anti-displacement strategies and conduct a robust community engagement process.  
4050 The 2021 Skyway-West Hill and North Highline Anti-displacement Strategies Report analyzes and  
4051 recommends a set of actions, policies, and programs to reduce displacement risk and increase housing  
4052 stability. The report analyzes the recommendations based upon a variety of factors, including community  
4053 interest, feasibility, magnitude of impact, and time and cost of implementation. The report recommended  
4054 ten anti-displacement strategies. These actions intend to:

- 4055 • increase the supply of deeply affordable housing;
- 4056 • mitigate displacement and prioritize current and past residents for affordable housing; and
- 4057 • leverage the private market to generate affordable units.

4058  
4059 King County engaged with community members in Skyway-West Hill and North Highline to collect input  
4060 from people most impacted by displacement.  
4061

### 4062 *King County Community Preference Program in Skyway-West Hill and North Highline*

4063 The 2024 King County Comprehensive plan adopted a Work Plan Action item to explore expanding the  
4064 Community Preference Program to urban unincorporated King County. The King County Community  
4065 Preference Program in Skyway-West Hill and North Highline requires affordable housing projects receiving

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<sup>589</sup> Ordinance 19119 (2020). [\[link\]](#)

<sup>590</sup> Ordinance 19179 (2020). [\[link\]](#)

4066 funding from King County prioritize 40 percent of affordable units for applicants with a connection to the  
4067 community.<sup>591</sup> An applicant is considered to have a connection to the community if they:

- 4068 • are, or have a parent, guardian or ancestor who is a current or former resident;
- 4069 • use, participate in, volunteer in, or work for a local organization; or
- 4070 • live within half a mile of the property.

4071  
4072 The current program intends to mitigate displacement by ensuring current and former residents are more  
4073 likely to benefit from investments in affordable housing in their communities. Housing developers must  
4074 submit an Affirmative Marketing and Community Preference Plan to the County and coordinate with local  
4075 community-based organizations to conduct outreach to community members. The 2022 Housing Finance  
4076 Program funding round included the requirement for community preference in Skyway-West Hill and North  
4077 Highline.  
4078

#### 4079 *King County Inclusionary Housing Program*

4080 In the 2024 Comprehensive Plan, King County adopted code changes to expand the Inclusionary Housing  
4081 program to all urban unincorporated communities and the Rural Towns of Vashon and Snoqualmie Pass.  
4082 This code change does not include community preference or a mandatory component. Guided by  
4083 community input, the 2024 King County Comprehensive plan includes a Work Plan Action item to review  
4084 and consider whether to also expand the community preference and/or the mandatory inclusionary housing  
4085 program elements. This review will take place after the Comprehensive Plan is adopted.  
4086

4087 The North Highline Community Service Area Subarea Plan and Skyway/West Hill Subarea Plan were  
4088 adopted in December 2022 as part of the 2022 update to the 2016 Comprehensive Plan.<sup>592</sup> The ordinance  
4089 included new inclusionary housing regulations. Inclusionary housing programs support housing choice,  
4090 increase housing stability, and mitigate residential displacement. In Skyway-West Hill and North Highline,  
4091 inclusionary housing is required for residential and mixed-use developments within the unincorporated  
4092 activity centers and voluntary elsewhere. Inclusionary housing offers developers the option of increased  
4093 allowed density if the housing provider includes affordable units in the project. Developers may provide a  
4094 payment in lieu of providing all affordable housing as part of the project. The payment must result in the  
4095 same number, quality, and mix of affordable rental or ownership housing units as would have been  
4096 provided on-site, and at least one affordable unit must be provided on-site.<sup>593</sup>  
4097

#### 4098 *Tenant Protections*

4099 In 2021, the County passed a suite of tenant protections for unincorporated King County to help tenants  
4100 maintain stable housing.<sup>594</sup> The ordinance:

- 4101 • reduces barriers to housing by limiting upfront charges required at move-in and allowing longer move-  
4102 in costs payment plans than what is required in state law;
- 4103 • creates more housing stability by providing stronger protections against eviction and requiring a longer  
4104 rent increase notice period than what is prescribed in the state law;
- 4105 • protects undocumented tenants by prohibiting landlords from requiring prospective tenants to provide  
4106 a Social Security Number; and
- 4107 • adopts other tenant protections.

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<sup>591</sup> King County Code 21A.48.070.

<sup>592</sup> King County Ordinance 19555 (2022). [\[link\]](#)

<sup>593</sup> King County Code 21A.48.080.

<sup>594</sup> King County Ordinance 19311 (2021). [\[link\]](#)

4108

4109 *Transfer of Development Rights Affordable Housing Pilot*

4110 In 2019, King County Ordinance 19146 established a pilot program in which transferrable development  
4111 rights (TDR) are sold at the administrative cost incurred by the County or 15 percent of the fair market value,  
4112 whichever is less, to developments that provide rental or ownership housing that is affordable to  
4113 households with incomes at or below 40 percent area median income. The ordinance also requires the  
4114 Department of Natural Resources and Parks to transmit a report when 100 units of affordable housing are  
4115 constructed through the program that includes information about the use of TDR credits, lessons learned,  
4116 and recommendations for potential permanent changes. As of September 2023, no units have been built  
4117 using this provision.

4118 **Partnerships**

4119 This section provides a description of each partnership with other governments, housing providers,  
4120 advocates, and members of the public King County engages in to further its efforts for affordable housing.  
4121

4122 *A Regional Coalition for Housing*

4123 A Regional Coalition for Housing (ARCH) was created in 1992 through an interlocal agreement between  
4124 three cities and King County to address the need for affordable housing in Eastside King County. The  
4125 Coalition, now made up of 15 East King County cities and King County, has helped create more than 7,000  
4126 affordable homes.  
4127

4128 *Combined Funders Application*

4129 The Combined Funders Application was developed jointly by King County and the Washington State  
4130 Department of Commerce to centralize the application process to receive capital funding for affordable  
4131 housing projects. The application is accepted by the following funders: Washington State Housing Trust  
4132 Fund, City of Seattle Office of Housing, King County Housing Finance Program, Snohomish County Office of  
4133 Housing and Community Development, A Regional Coalition for Housing (ARCH), South King Housing and  
4134 Homelessness Partners (SKHHP), and the Washington State Housing Finance Commission for Low-Income  
4135 Housing Tax Credits.  
4136

4137 *Housing Development Consortium of Seattle-King County*

4138 The Housing Development Consortium (HDC) is made up of over 190 government agencies, businesses,  
4139 and organizations with a mission to develop equitable, affordable housing. The HDC facilitates cross sector  
4140 collaboration and brings together a broad spectrum of housing advocates to address housing needs across  
4141 the region.  
4142

4143 *King County Affordable Housing Committee*

4144 The Affordable Housing Committee operates under the Growth Management Planning Council (GMPC) to  
4145 advance housing affordability solutions in King County. The Committee of elected officials and community  
4146 leaders formed in 2019 to recommend and track progress on the 2018 Regional Affordable Housing Task  
4147 Force Five Year Action Plan. The Action Plan includes strategies to help meet the needs of low-income  
4148 communities by creating more affordable homes.  
4149

4150 *King County Consortium*

4151 The King County Housing, Homelessness, and Community Development Division administers federal funds  
4152 from HUD on behalf of King County and most cities in King County. King County and these cities work  
4153 together to further the goals of federal programs in an urban county consortium. There are different types of

4154 partnerships, which depend on the size and population of the city, within the consortium. Most cities in the  
4155 consortium partner with King County to distribute both CDBG and HOME funds.  
4156

#### 4157 *King County Regional Homelessness Authority*

4158 The King County Regional Homelessness Authority (KCRHA) was created in 2021 to coordinate King County  
4159 and the City of Seattle’s homeless crisis response system. The KCRHA unifies funding, policies, and program  
4160 administration across 39 cities and King County. The Authority released a draft 5-Year Action Plan in 2023,  
4161 which includes seven goals and specific strategies to reduce homelessness. The plan is informed by people  
4162 with lived experience of homelessness.  
4163

#### 4164 *Puget Sound Regional Council*

4165 The Puget Sound Regional Council is made up of Tribal governments, transportation agencies, cities and  
4166 towns, and King, Pierce, Snohomish, and Kitsap counties. The nearly 100 members of the Council  
4167 collaborate to make decisions about growth management, transportation, and economic development.  
4168

#### 4169 *Seattle King County Coalition on Homelessness*

4170 The Seattle/King County Coalition on Homelessness was created in 1979 to advocate for resources to  
4171 reduce homelessness. The coalition is made up of direct providers of housing, as well as local governments,  
4172 advocacy organization, professional groups, and people with lived experience of homelessness.  
4173

#### 4174 *South King Housing and Homelessness Partners*

4175 South King Housing and Homelessness Partners (SKHHP) is a joint board formed by an interlocal agreement  
4176 between the ten jurisdictions and King County to coordinate approaches to increase housing stability.  
4177 SKHHP provides a unified voice for South King County to increase affordable housing options for residents.  
4178

#### 4179 *Washington Low-Income Housing Alliance*

4180 The Washington Low-Income Housing Alliance is a coalition of organizations working to create and preserve  
4181 affordable housing across the state. The Housing Alliance develops policy, mobilizes housing advocates  
4182 across Washington, and works with national housing organizations to support strong housing policy at the  
4183 federal level.

## 4184 XI. Existing Strategies Gap Analysis

### 4185 Section Summary

4186 This section fulfills King County CPP H-4.

4187  
4188 CPP H-4 requires jurisdictions to:  
4189 *Evaluate the effectiveness of existing housing policies and strategies to meet a significant share of*  
4190 *countywide need. Identify gaps in existing partnerships, policies, and dedicated resources for meeting the*  
4191 *countywide need and eliminating racial and other disparities in access to housing and neighborhoods of*  
4192 *choice.*  
4193

4194 King County staff reviewed the findings and analysis from the previous sections in this assessment and  
4195 recommendations from previous plans and reports to identify funding gaps for:

- 4196 • affordable housing for households with incomes 0 to 50 percent area median income;
- 4197 • affordable homeownership;
- 4198 • permanent supportive housing;
- 4199 • flexibility for equitable community-driven development; and

- 4200 • affordable two-, three-, and four-bedroom units.

4201  
4202 The following programs were recommended in previous King County plans and reports but have not been  
4203 implemented:

- 4204 • Equitable Development Initiative;
- 4205 • rental inspections;
- 4206 • relocation assistance for tenants;
- 4207 • redevelopment assistance; and
- 4208 • fair housing testing, education, and enforcement.

4209  
4210 The King County Interim Loan Program includes language that creates barriers to community-driven  
4211 equitable development, and the Inclusionary Housing Program has only been implemented in North  
4212 Highline and Skyway-West Hill.

4213  
4214 This section also identifies gaps in the following policies and partnerships:

- 4215 • middle housing;
- 4216 • Multifamily Tax Exemption; and
- 4217 • King County Regional Homelessness Authority.

4218  
4219 Similar to the existing strategies summary section, the elements within the categories of funding, programs,  
4220 policies, and partnerships often overlap. The gaps identified in this analysis require substantial funding  
4221 beyond what King County currently has available.

## 4222 Funding

4223 This section describes gaps in King County's funding to meet unincorporated King County's housing needs.  
4224 Some gaps are due to a lack of funding, while others are due to a restriction on how King County can spend  
4225 existing fund sources. These gaps were identified based on the housing production gap analysis, racially  
4226 disparate impact analysis, and community feedback.

### 4227 4228 *Affordable Housing for 0 to 50 Percent Area Median Income Households*

4229 This assessment's affordable housing production gap analysis identified an overall gap in unincorporated  
4230 King County of 357 units affordable to households with incomes at or below 80 percent area median  
4231 income, but a much larger gap of 1,592 units affordable to households with incomes at or below 50 percent  
4232 area median income. About 85 percent of the income-restricted units produced in unincorporated King  
4233 County serve households with income between 50 and 80 percent area median income. However, nearly 90  
4234 percent of the need for affordable housing is for households with incomes at or below 50 percent area  
4235 median income. See *Table 12. Unincorporated King County Housing Production Gap Analysis* for more  
4236 information on the housing production gap analysis.

### 4237 4238 *Affordable Homeownership*

4239 Homeownership has been the single largest method of creating intergenerational wealth in communities  
4240 across the United States but is out of reach for most renter households.<sup>595</sup> The fund sources currently  
4241 available to King County for affordable homeownership are the HOME Investment Partnership Program  
4242 from HUD, Veterans, Seniors, and Human Services Levy funding, transit-oriented development bonds,  
4243 Regional Affordable Housing Program funds, and Green Building Zero Energy funds. However, affordable

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<sup>595</sup> Logani, I., "Racial Wealth Gap." [\[link\]](#)

4244 homeownership projects typically represent a small percentage of the total units in the projects funded by  
4245 the King County Housing Finance Program.  
4246

4247 *Permanent Supportive Housing*

4248 Permanent Supportive Housing is permanent housing for a household that:

- 4249 • is homeless on entry;
- 4250 • has a condition of disability, such as mental illness or chronic health issues; or
- 4251 • has other conditions that create multiple and serious ongoing barriers to housing stability.

4252  
4253 These households have a long-term high level of service needs in order to meet the obligations of tenancy  
4254 and maintain their housing. Moving people experiencing chronic homelessness from congregate shelter to  
4255 single room settings increased the residents' health, wellbeing, and feelings of stability and reduced  
4256 interpersonal conflict and 911 emergency calls.<sup>596</sup> Permanent supportive housing also gives residents more  
4257 time to think about future steps, increases exits to permanent housing, and improved engagement with  
4258 supportive services. This housing model requires significantly more ongoing operations, maintenance, and  
4259 services funding as compared to other affordable housing models.

4260  
4261 Health Through Housing is the largest local fund source dedicated to the creation of permanent supportive  
4262 housing. However, it is still insufficient to meet the countywide need, and there are few, if any, properties  
4263 that are good candidates for acquisition in unincorporated King County using the Health Through Housing  
4264 model. It would cost about \$289 million to construct all 608 permanent supportive housing units needed in  
4265 unincorporated King County through 2044, based on the 2022 average cost per unit of \$475,404 used as  
4266 the cost basis for the housing finance gap analysis. This excludes costs for ongoing operations,  
4267 maintenance, and services.

4268 *Flexibility for Equitable Community-Driven Development*

4269 Equitable community-driven development is an approach to planning and community development paired  
4270 with public and private investments and service delivery that advances equity and self-determination of  
4271 communities:

- 4272 • adversely impacted by structural racism and discrimination;
- 4273 • experiencing disparities in economic and health outcomes; and
- 4274 • facing a heightened risk of displacement.

4275  
4276 These communities primarily include Black, Indigenous, and People of Color, low-income, immigrants and  
4277 refugees, people with disabilities, people aged 62 years and older, and LGBTQ+ communities. This  
4278 approach centers the needs and visions of these groups because having opportunities to own and develop  
4279 land to serve their communities needs builds power and creates wealth, opportunity, and stability by and for  
4280 these communities.<sup>597</sup> These projects are often led by smaller community-based organizations or have a less  
4281 common project design, such as a community land trust or a mixed-use project. The 2023-2024 Biennial  
4282 Budget includes \$25 million for equitable, community-driven affordable housing, with \$5 million allocated  
4283 for affordable housing development located in Skyway-West Hill and \$5 million allocated for affordable  
4284 housing development serving households with one or more individuals with disabilities.<sup>598</sup> However, most  
4285 funding for affordable housing includes requirements that make these types of projects or applicants less  
4286 competitive or ineligible.  
4287

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<sup>596</sup> University of Washington and King County DHCS. (2020). *Impact of Hotels as Non-Congregate Emergency Shelters*. [\[link\]](#)

<sup>597</sup> *King County Equitable Development Initiative Implementation Plan Phase 1*. [\[link\]](#)

<sup>598</sup> Ordinance 19546, Section 107, ER1 Expenditure Restriction. [\[link\]](#)

4288 *Affordable Two-, Three- and Four-Bedroom Units*

4289 As discussed in *Section IV. Housing Needs Analysis*, over 2,000 households in unincorporated King County  
4290 live in overcrowded apartments and community members have raised the need for more family-sized units.  
4291 The King County Housing Finance Program regularly awards funding to projects that include units with two  
4292 or more bedrooms. Although the Washington State Housing Finance Commission's scoring summary does  
4293 incentivize larger-sized units, it is one of many incentives in their scoring criteria.<sup>599</sup> Additionally, nine  
4294 percent Low-Income Housing Tax Credits have been focused on permanent supportive housing or deeply  
4295 affordable housing for formerly homeless households, which are more likely to be studios and one-  
4296 bedroom units.

4297 **Programs**

4298 This section describes gaps in King County's programs to meet different housing needs. The following  
4299 programs were recommended in previous King County plans and reports but have not been implemented:

- 4300 • Equitable Development Initiative;
- 4301 • rental inspections;
- 4302 • relocation assistance for tenants;
- 4303 • redevelopment assistance; and
- 4304 • fair housing testing, education, and enforcement.

4305  
4306 King County staff identified gaps in the existing King County Code Interim Loan Program includes and  
4307 Inclusionary Housing Program based on previous planning efforts and community feedback. These gaps  
4308 identified in this analysis require substantial funding beyond what King County currently has available.  
4309

4310 *Equitable Development Initiative*

4311 The King County Executive transmitted the Equitable Development Initiative (EDI) Implementation Plan -  
4312 Phase 1 in January 2023.<sup>600</sup> The plan includes recommendations on needed resources and capacities  
4313 necessary to establish and begin implementing a King County EDI capable of meeting the needs of the  
4314 community. Community needs include:

- 4315 • funding for capital investments and capacity building;
- 4316 • clear and effective partnership and collaboration with King County staff and elected officials;
- 4317 • an expanded approach to land banking and strategic acquisition;
- 4318 • access to technical experts and peers; and
- 4319 • clear expectations and compensation for those serving on Advisory Boards and community  
4320 workgroups/committees.

4321  
4322 King County needs include:

- 4323 • sustained and flexible funding;
- 4324 • access to technical experts and peers; and
- 4325 • cross sector partnerships.

---

<sup>599</sup> Washington State Housing Finance Commission. (2023, April). *Scoring Summary: 2023 Multifamily Bond/Tax Credit Application Round*. [\[link\]](#)

<sup>600</sup> King County Report 2023-RPT0006 (2023). [\[link\]](#)

4326

4327 *Fair Housing Testing, Education, and Enforcement*

4328 King County and partner cities pooled funds to contract with the Fair Housing Center of Washington in 2019  
4329 and 2022 to understand the nature and extent of housing discrimination in King County. The results found  
4330 evidence of discrimination in about half of tests. King County does not conduct regular housing  
4331 discrimination testing and has not yet pursued additional efforts related to education and enforcement of  
4332 fair housing laws.

4333

4334 The current system to address housing discrimination is complaint based, in which individuals who believe  
4335 they have been discriminated against may file a complaint with the Washington State Human Rights  
4336 Commission or pursue direct legal action. This imposes a significant burden on the discriminated party and  
4337 is unlikely to help the harmed party find housing. The 2019 King County Analysis of Impediments to Fair  
4338 Housing Choice recommends King County invest in programs that provide fair housing, education,  
4339 enforcement, and testing.

4340

4341 *Inclusionary Housing*

4342 Inclusionary housing programs requires or incentivizes housing developers to include a percentage of  
4343 affordable housing dwelling units in their developments, often in exchange for increased density. King  
4344 County implemented an Inclusionary Housing program as part of the Skyway-West Hill and North Highline  
4345 Anti-displacement Strategies Report and related subarea plans.<sup>601</sup>

4346

4347 The Skyway-West Hill and North Highline Inclusionary Housing program was adopted in December 2022  
4348 with the intention to address displacement risks these communities. The program became effective in  
4349 January 2023. King County code mandates the Inclusionary Housing program in the Skyway West-Hill and  
4350 North Highline unincorporated Activity Centers. In the remainder of the Skyway-West Hill and North  
4351 Highline subarea geographies, developers may voluntarily opt into the program. This program allows for  
4352 125 to 200 percent density bonuses in exchange for a percentage of affordable housing dwelling units.  
4353 Households with incomes at or below 80 percent area median income are eligible for homeownership units  
4354 build under the program. Households with incomes at or below 60 percent area median income are eligible  
4355 for rental units built under the program.<sup>602</sup>

4356

4357 In the 2024 Comprehensive Plan, King County expanded the voluntary inclusionary housing elements the  
4358 rest of urban unincorporated King County and the Rural Towns of Vashon and Snoqualmie Pass. This code  
4359 change does not expand the existing community preference or mandatory inclusionary housing elements of  
4360 the program. Guided by community input, the 2024 King County Comprehensive plan included a Work Plan  
4361 Action item to evaluate whether to expand these elements to any of these other communities as well.

4361

4362 *Interim Loan Program and Land Banking*

4363 King County Code 24.22 establishes the Interim Loan Program. The program's purpose is to facilitate  
4364 acquisition of land for low-income housing. It allows King County to loan money to experienced housing  
4365 developers on a short-term, interim basis to acquire property for affordable and homeless housing for  
4366 households at or below 50 percent area median income.

4367

4368 Requiring the funds be loaned to "experienced housing developers" excludes community-based  
4369 organizations that have less experience developing affordable housing. Additionally, requiring the resulting  
4370 project on the property serve households with incomes at or below 50 percent area median income  
4371 effectively excludes affordable homeownership projects, which often need to serve households with  
4372 incomes at or below 80 percent area median income to be financially feasible. King County could also

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<sup>601</sup> King County Code Chapter 21A.48. *Inclusionary Housing*. [[link](#)]

<sup>602</sup> King County Ordinance 19555 (2022). [[link](#)]

4373 directly purchase land for affordable housing and conduct a public process to select an owner and  
4374 developer.  
4375

4376 *Rental Inspection Program*

4377 Rental inspection programs seek to ensure that all residents live in safe and healthy housing units and can  
4378 address persistent place-based and race-based inequities.<sup>603</sup> The Housing and Community Development  
4379 Division’s asset management team and other public funders regularly inspect income-restricted affordable  
4380 housing. While the Code Enforcement section of the King County Permitting Division may investigate  
4381 complaints of substandard housing, it does not enforce tenant-landlord disputes.  
4382

4383 There is no proactive rental inspection program for market rate rental housing in unincorporated King  
4384 County. A proactive rental inspection program would remove the burden on tenants to report substandard  
4385 housing to a prevention-based model.<sup>604</sup> There are significant barriers to establishing a rental inspection  
4386 program, including establishing a method to identify or register market-rate rental housing, establishing a  
4387 new program with sufficient staffing, and identifying an available fund source. Implementing proactive rental  
4388 inspection policies would achieve Goal 4, Strategy D, in the King County Regional Affordable Housing Task  
4389 Force’s Five Year Action Plan. King County does not currently have resources to implement a rental  
4390 inspection program.  
4391

4392 *Redevelopment Assistance Program*

4393 The Skyway-West Hill and North Highline Anti-displacement Strategies Report recommended King County  
4394 implement a redevelopment assistance program that provides financial and technical assistance for  
4395 homeowners with incomes at or below 80 percent area median income to build an accessory dwelling unit  
4396 (ADU) or tenants with incomes at or below 60 percent area median income. The report found that a  
4397 redevelopment assistance program would require at least 1.5 FTEs to manage 10 projects annually, with  
4398 annual costs of \$266,000 for staffing and \$1.68 million for capital funding. The report also found that the  
4399 program should be a lower priority for King County as compared to other strategies that result in a higher  
4400 number of units. King County has so far not acted to implement the program due to lack of resources.  
4401

4402 *Relocation Assistance Program*

4403 Relocation assistance programs provide financial assistance from the government or the landlord to tenants  
4404 who are displaced for reasons outside the tenant’s control. Relocation assistance for low-income households  
4405 increases the likelihood a tenant will find nearby housing rather than become homeless or move far from  
4406 their community.<sup>605</sup>  
4407

4408 The Skyway-West Hill and North Highline Anti-displacement Strategies Report recommended King County  
4409 Executive to transmit a tenant relocation assistance ordinance, after identifying sufficient resources for  
4410 implementation, that provides tenants with financial assistance when the tenant is involuntarily displaced  
4411 due to development-related reasons or conversion of the unit into a condominium. The report found the  
4412 program would cost King County between \$30,000 to \$50,000 annual in direct costs to tenants, and  
4413 between one and three full-time equivalent (FTE) staff to support enforcement and implementation of the  
4414 program. King County would need to find an appropriate fund source for the County portion of the costs.  
4415 DCHS and DLS are currently exploring this program.

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<sup>603</sup> ChangeLab Solutions. (2022). *A Guide to Proactive Rental Inspections*. [\[link\]](#)

<sup>604</sup> National Center for Healthy Housing. (2022). *Proactive Rental Inspections*. [\[link\]](#)

<sup>605</sup> *Skyway-West Hill and North Highline Anti-displacement Strategies Report*. [\[link\]](#)

## 4416 Policies and Regulations

### 4417 *Middle Housing*

4418 Middle housing refers to housing types that are denser than traditional single detached residences but less  
4419 dense than apartment buildings. The data presented in this assessment show that housing production  
4420 slowed significantly over the past 20 years while the population has continued to increase in King County.  
4421 Middle housing types can help contribute to meeting the housing need in urban unincorporated King  
4422 County by providing greater density and diversity of housing types. King County staff heard through  
4423 interviews with housing providers and community-based organizations that middle housing should help  
4424 increase housing affordability and choice. An interviewee explained, "We need middle housing. We come  
4425 from cultures where communities are deeply connected. We did not live in massive homes, we lived in  
4426 apartment communities, with a mix of ages, grandparents taking care of the children."<sup>606</sup>  
4427

4428 Washington State adopted House Bill 1110 in 2023, requiring most jurisdictions allow middle housing types  
4429 on current lots zoned for single detached residences, particularly in areas within a half mile walkshed of  
4430 transit. However, unincorporated King County was not included in that requirement. King County adopted  
4431 an ordinance to reduce barriers to developing middle housing and creating a voluntary program for a  
4432 density bonus while providing some affordable housing. This aligned with the Equity Work Group  
4433 discussions for middle housing in this Comprehensive Plan update.  
4434

4435 The 2024 Comprehensive Plan adopted code changes that reduce regulatory barriers for and incentivize  
4436 middle housing in residential zones. These zones include unincorporated urban areas and Rural Towns. The  
4437 code changes streamline the development process for duplexes, triplexes, and fourplexes and offer  
4438 regulatory flexibilities to encourage their development.  
4439

### 4440 *Multifamily Tax Exemption*

4441 Chapter 84.14 Revised Code of Washington established the multifamily tax exemption program. The  
4442 program authorizes local governments to exempt the value of new housing construction, conversion, and  
4443 rehabilitation from property taxes for eight to twenty years, depending on the location of the project and the  
4444 income levels served.  
4445

4446 In 2021, Senate Bill 5287 changed the population threshold that makes counties eligible to implement the  
4447 program, making King County eligible. The 2024 Comprehensive Plan adopted a Work Plan Action item for  
4448 King County to conduct a study evaluating the benefit and impacts of a Multifamily Tax Exemption program,  
4449 and if recommended, to propose an ordinance to adopt a Multifamily Tax Exemption program for  
4450 unincorporated King County. Further community engagement to Multifamily inform this recommendation  
4451 will be necessary before recommending whether to allow a Multifamily Tax Exemption program.  
4452

### 4453 *Emergency Housing*

4454 House Bill 1220 required that cities conduct a Land Capacity Analysis. King County conducted a Land  
4455 Capacity Analysis and found that there was sufficient land capacity for all housing types, except for  
4456 emergency and permanent supportive housing. The 2024 Comprehensive Plan adopted code changes  
4457 aimed at clarifying the allowed zones these housing types are allowed in to ensure sufficient zoned capacity  
4458 and to reduce barriers to their development.

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<sup>606</sup> Staff from organization focused on the Indian American community.