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## CHAPTER 4

# HOUSING AND HUMAN SERVICES

~~((Establishment of vibrant, thriving, healthy, and sustainable communities is a key goal of King County's Strategic Plan. Offering adequate choices and opportunities to fully address the spectrum of housing needs in all communities for all of King County's residents is an essential step toward meeting this goal. The County's Strategic Plan aligns with the Washington State Growth Management Act, VISION 2040's Multicounty Planning Policies, and the King County Countywide Planning Policies regarding establishing and implementing clear goals for affordable housing.~~

~~The Countywide Planning Policies provide a framework within which all jurisdictions are called upon to plan for a range of affordable housing choices within neighborhoods that promote health, well being, diversity, and access to opportunities for employment, recreation, social interaction and cohesion, active transportation (walking, biking, and public transit) and education. The King County Comprehensive Plan strengthens this connection by promoting affordable housing for all county residents through support for adequate funding, zoning, and regional cooperation to create new and diverse housing choices in communities throughout the county)). King County prioritizes racial and social equity in the establishment of vibrant, thriving, healthy, and sustainable communities throughout the county. To achieve this goal, the Comprehensive Plan emphasizes the importance of offering equitable~~

housing choices by planning for clear goals to accommodate the full spectrum of housing needs in all communities. Housing stability creates a foundational structure for individuals and families. Stable housing is fundamental to every person's well-being, and improves health, economic, and educational outcomes for communities. The policies in this chapter support VISION, the Countywide Planning Policies, and the Regional Affordable Housing Task Force's Five-Year Action Plan goals.

8 ~~((I.))~~ **Housing**

9 ~~((A.))~~ **King County's Regional Role in Promoting Housing ~~((Choice and~~  
10 ~~Opportunity))~~ Equity**

11 ~~((Most housing is financed by and developed in the private sector. The ability of the private sector to develop~~  
12 ~~affordable housing is affected by a wide range of market forces. However, local government actions such as land~~  
13 ~~use policies, development regulations and infrastructure finance also have a significant impact on housing~~  
14 ~~affordability. Public funding, incentive programs and mandatory programs are essential to addressing the~~  
15 ~~housing needs of historically disadvantaged communities, including lower income county residents, older adults,~~  
16 ~~people of color, children and vulnerable adults (including victims and survivors of domestic violence, human~~  
17 ~~trafficking, and commercial sexual exploitation), people with developmental disabilities, people with behavioral,~~  
18 ~~physical, cognitive and/or functional disabilities, people who are experiencing homelessness, and growing~~  
19 ~~segments of the population such as immigrant and refugee communities.)) The ability of the private and public  
20 sector to develop housing is affected by a wide range of market forces. However, local government actions such  
21 as land use policies, funding, regional coordination, development regulations, community engagement, and  
22 infrastructure financing significantly impact the capacity to increase housing supply for all incomes, including  
23 affordable housing. Public funding, incentive programs, and mandatory programs are essential to increasing the  
24 development capacity in King County, which will increase the land available for new, higher-density housing  
25 that is affordable to a wider range of incomes than in the current housing market.~~

26  
27 Summary data and analysis regarding housing needs in King County can be found in ~~((Technical))~~ Appendix B,  
28 Housing Needs Assessment ~~((of this Comprehensive Plan))~~. Findings from the Housing Needs Assessment  
29 analysis demonstrate disparities by race, ethnicity, income, disability status, and age in homeownership. For  
30 example, in King County 61 percent of White households and 58 percent of Asian households own their homes.<sup>1</sup>  
31 Comparatively, only 28 percent of Black households and 35 percent of Hispanic or Latin(a)(o)(x) own their  
32 homes.<sup>2</sup> In unincorporated King County, 88 percent of White households, compared to 43 percent of Black and  
33 49 percent of Hispanic or Latin(a)(o)(x) households, own their own home.<sup>3</sup>

34  
35 Housing cost burden means more than 30 percent of a household's income goes toward housing costs. Severe  
36 cost burden means more that more than 50 percent of a household's income goes toward housing costs. Black,  
37 Indigenous, and other People of Color households are more likely to be cost burdened and severely cost  
38 burdened than White households.<sup>4</sup> Senior renters with lower incomes and LGBTQIA+ households are

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<sup>1</sup> United States Census Bureau. (2020). 5-year American Community Survey 2016-2020.

<sup>2</sup> ibid

<sup>3</sup> ibid

<sup>4</sup> U.S. Department of Housing and Urban Development. (2021). Cost Burden, Comprehensive Housing Affordability Strategy 2014-2018.

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39 disproportionately cost burdened.<sup>5,6</sup> Renter-occupied households are more likely to be cost burdened than  
40 owner-occupied households.<sup>7</sup>

41  
42 The policies in this ~~((chapter address))~~ section intend to reduce regional disparities in housing access by  
43 addressing affordable housing development, preservation and assistance programs administered by King County,  
44 ~~((King))~~ the County's regulatory role in helping to ensure that there is adequate safe and healthy housing to  
45 promote affordable housing in the unincorporated areas ~~((of the County))~~, and King County's regional role  
46 convening partners to meet the housing needs of all county residents at ~~((a variety of))~~ all income levels.

47  
48 ~~((This chapter))~~ In alignment with the Countywide Planning Policies, this section calls for more residential  
49 growth by preserving existing housing stock, incentivizing affordable housing development, increasing density  
50 through middle housing and inclusionary housing regulations, and developing new units on vacant parcels  
51 within established neighborhoods and in areas for new development near high~~(-)~~-capacity and frequent transit.<sup>8</sup>  
52 These locations can offer affordable housing that is close to jobs, transportation, and services. ~~((Housing~~  
53 ~~development can also provide welcome improvements to communities suffering from a lack of investment. New~~  
54 ~~development in established communities may result in the loss of existing low-cost housing; thus, this plan calls~~  
55 ~~for King County and its partners to work together to help preserve and rehabilitate existing affordable housing.~~  
56 ~~Low-cost housing is a community resource that should be preserved.))~~ The below policies prioritize the  
57 development of adequate infrastructure and anti-displacement strategies in communities who have historically  
58 experienced underinvestment.

59  
60 The Countywide Planning Policies have identified the substantial need that exists for rental housing affordable to  
61 households with extremely low-, very low-, and low-incomes ~~((rental housing))~~ and for ~~((moderately priced))~~  
62 affordable homes that can be purchased by income-qualified homebuyers. ~~((In the past decade, a significant~~  
63 ~~number of homeowners have lost their homes due to foreclosure and have become renters again. In the short~~  
64 ~~term, those households may need affordable rents, while in the longer term they may again seek to own a~~  
65 ~~moderately priced home.))~~ The Growth Management Act requires all jurisdictions plan to accommodate the  
66 housing needs of residents at every income level. The Countywide Planning Policies establish allocations of  
67 housing need for each jurisdiction. The table below shows the housing need for urban unincorporated King  
68 County, reflected as new units in service, by income levels, including the projected housing needs for extremely  
69 low-, very low-, low-, and moderate-income households, permanent supportive housing, and emergency

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<sup>5</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.

<sup>6</sup> Goldsen, K. F. et. al. (2020, November). Washington State LGBTQ+ Equity and Health Report 2020.

<sup>7</sup> United States Department of Housing and Urban Development. (2021). Cost Burden and Severe Cost Burden by Income, Comprehensive Housing Affordability Strategy 2014-2018.

<sup>8</sup> Per the Countywide Planning Policies: High-capacity transit are "transit modes that operate principally on exclusive rights-of-way which provides a substantially higher level of passenger capacity, speed, and service frequency than traditional public transportation systems operating principally in general purpose roadways, including light rail, streetcar, commuter rail, ferry terminals, and bus rapid transit stations." Frequent transit is "transit service that is "show-up and go" that comes frequently enough that passengers do not require a schedule."

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70 housing.<sup>9</sup> The total new housing units needed in urban unincorporated King County by 2044 is 5,412.<sup>10</sup>  
 71 Additionally, another 1,034 emergency housing beds are needed by 2044. With the changes adopted as part of  
 72 the 2024 Comprehensive Plan, there is sufficient zoning capacity to accommodate all of these housing needs and  
 73 types.

74  
 75 *Table 1: Projected Housing Needs by Income Level in Unincorporated King County<sup>11</sup>*

<u>Income Level</u>	<u>% Median Income</u>	<u>Net New Units Needed, 2019-2044</u>
<u>Extremely low</u>	<u>0-30% Permanent Supportive Housing (PSH)</u>	<u>608</u>
	<u>0-30% Other (non-PSH)</u>	<u>1,157</u>
<u>Very low</u>	<u>&gt;30-50%</u>	<u>571</u>
<u>Low</u>	<u>&gt;50-80%</u>	<u>292</u>
<u>Moderate</u>	<u>&gt;80-100%</u>	<u>366</u>
	<u>&gt;100-120%</u>	<u>415</u>
<u>Above Moderate</u>	<u>&gt;120%</u>	<u>2,003</u>
<u>All Income Levels</u>		<u>5,412</u>
<u>Temporary Housing Needs</u>		<u>Net New Beds Needed, 2019-2044</u>
<u>Emergency Housing/Shelter</u>		<u>1,034</u>

76  
 77 **((1.)) Regional Convener**  
 78 King County has a role to play in ~~((promoting))~~ increasing interjurisdictional cooperation and public/private  
 79 partnerships to address the full range of critical housing needs in King County ~~((and the Puget Sound region))~~.  
 80 King County convened the Regional Affordable Housing Task Force in July 2017. ~~((The task force met for 18~~  
 81 ~~months to understand the affordable housing challenges and to meet people most affected by the lack of~~  
 82 ~~affordable units in the county.))~~ The ~~((t))~~Task ~~((f))~~Force work culminated in a December 2018 Final Report and  
 83 Recommendations, which included a Five((-))\_Year Action Plan ~~((and Final Report, which))~~ that was adopted as

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<sup>9</sup> Per Revised Code of Washington 36.70A.030: Emergency housing "means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement." Permanent supportive housing "is subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in chapter 59.18 RCW"

<sup>10</sup> This growth is intended to be focused in the urban area to align with the Growth Management Act and VISION.

<sup>11</sup> Area Median Income bands used are the same as bands used by the Department of Commerce for projecting need, who based their analysis primarily on Comprehensive Housing Affordability Strategy data and thus largely use Comprehensive Housing Affordability Strategy United States Department of Housing and Urban Development Area Median Family Income limits.

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84 ~~((the policy of the))~~ County policy in Motion 15372. The overarching goal of the Five((-))\_Year Action Plan is to  
85 "strive to eliminate cost burden for households earning 80 percent Area Median Income and below, with a  
86 priority for serving households at or below 50 percent Area Median Income." ~~((The Action Plan contains seven  
87 goals to accomplish the overall goal:~~

- 88
- 89 1. ~~Create and support an ongoing structure for regional collaboration;~~
- 90 2. ~~Increase construction and preservation of affordable homes for households earning less than 50 percent~~  
91 ~~area median income;~~
- 92 3. ~~Prioritize affordability accessible within a half mile walkshed of existing and planned frequent transit~~  
93 ~~service, with a particular priority for high capacity transit stations;~~
- 94 4. ~~Preserve access to affordable homes for renters by supporting tenant protections to increase housing~~  
95 ~~stability and reduce risk of homelessness;~~
- 96 5. ~~Protect existing communities of color and low income communities from displacement in gentrifying~~  
97 ~~communities;~~
- 98 6. ~~Promote greater housing growth and diversity to achieve a variety of housing types at a range of~~  
99 ~~affordability and improve jobs/housing connections throughout King County; and~~
- 100 7. ~~Better engage local communities and other partners in addressing the urgent need for and benefits of~~  
101 ~~affordable housing.~~

102

103 ~~The King County Department of Community and Human Services is managing the County's role in~~  
104 ~~implementing the Five Year Action Plan, in collaboration with other internal parties such as the Metro Transit~~  
105 ~~Department, the Facilities Management Division, the Department of Natural Resources and Parks, and the~~  
106 ~~Department of Local Services.))~~

107

108 The King County Growth Management Planning Council created ~~((a new))~~ the Affordable Housing Committee  
109 in 2019 to serve as a regional advisory body ~~((with the goal of recommending))~~ to recommend actions and  
110 ~~((assessing))~~ assess progress towards ~~((implementation of))~~ the Five((-))\_Year Action Plan. The Committee also  
111 functions as a point of coordination and accountability for affordable housing efforts across King County. The  
112 Committee is comprised of representatives of King County, the City of Seattle, Sound Cities Association,  
113 housing authorities, and others with expertise in affordable housing, including preventing displacement. King  
114 County provides staff support, data and policy analysis, and other resources for the Committee.

115

116 The Committee ~~((is responsible for recommending amendments to))~~ aided in the development of the 2021  
117 Countywide Planning Policies, including recommending amendments to regional goals, metrics, and land use  
118 policies. ~~((The Committee functions as a point of coordination and accountability for affordable housing efforts~~  
119 ~~across King County.))~~ A major focus for the Committee will be to: review all King County jurisdiction'  
120 comprehensive plans, implementation plans, and updates for consistency with the housing chapter of the

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121 Countywide Planning Policies; provide a hub to share best practices for increasing affordable housing supply;  
122 and monitor data on progress towards planning for and accommodating housing needs; and make  
123 recommendations on potential actions to address shortfalls.

124

125 **H-100** **King County shall work through the Growth Management Planning Council, or its**  
126 **designee, to:**

127 **a. Conduct a housing-focused review of and provide comments on all King**  
128 **County jurisdictions' draft periodic comprehensive plan updates for**  
129 **alignment with the King County Countywide Planning Policies Housing**  
130 **Chapter goals and policies prior to plan adoption;**

131 **b. Monitor progress towards meeting countywide and jurisdictional**  
132 **housing growth targets, housing needs, and eliminating disparities in**  
133 **access to housing and neighborhood choice;**

134 **c. Provide necessary, ongoing information to jurisdictions on their**  
135 **progress toward planning for and accommodating their housing needs**  
136 **using public-facing tools; and**

137 **d. Review monitoring and reporting data collected through annual**  
138 **reporting and other local data and analysis five years after adoption of a**  
139 **periodic update to a comprehensive plan, identify significant shortfalls in**  
140 **planning for and accommodating housing needs, provide findings that**  
141 **describe the nature of the shortfalls, and make recommendations that**  
142 **jurisdictions take action to address shortfalls consistent with the**  
143 **Countywide Planning Policies.**

144

145 ~~**((H-101** **King County shall initiate and actively participate in regional solutions to address**  
146 **critical affordable housing needs in unincorporated King County and throughout**  
147 **the region.))**~~

148

149 **H-101** **King County shall equitably engage ((J))jurisdictions, community members,**  
150 **community-based organizations, private sector, and housing representatives**  
151 **((should be invited)) to identify and implement solutions to further housing**  
152 **stability, accessibility, and affordability goals established in the Countywide**  
153 **Planning Policies, such as adopting tenant protections, creating mandatory and**  
154 **incentive housing programs, and middle housing regulations.**

155

156 ~~**((H-101a** **King County should participate in regional efforts related to tenant protections**  
157 **throughout the region.))**~~

158

159 **H-102** **King County shall work with jurisdictions, the private sector, state and federal**  
160 **governments, other public funders of housing, other public agencies such as the**  
161 **Housing Authorities, regional agencies such as the Puget Sound Regional**

162 Council, intermediary housing organizations, and the non((-))profit sector, to  
163 ~~((encourage))~~ support a wide range of housing and to reduce barriers to the  
164 preservation, improvement, and development ~~((and preservation))~~ of a wide  
165 range of housing, at an appropriate size and scale, that:

166 a. Provides housing choices ~~((for))~~ affordable to people of all income  
167 levels, particularly in areas with existing or planned high-capacity and  
168 frequent public transportation access where it is safe and convenient to  
169 walk, bicycle, and take public transportation to work and other key  
170 destinations such as educational facilities, shopping, and health care;

171 b. Meets the needs of and advances equitable outcomes for a diverse  
172 population, especially families and individuals who have extremely low-,  
173 very((-))\_low-, low-, ~~((to))~~ and moderate((-))-incomes, and intersectional  
174 populations, including ~~((older adults))~~ Black, Indigenous, and other  
175 ~~((p))~~ People of ((e))Color ~~((-children and vulnerable adults (including~~  
176 ~~victims and survivors of domestic violence, human trafficking, and~~  
177 ~~commercial sexual exploitation), people with developmental disabilities,~~  
178 ~~people with behavioral, physical, cognitive and/or functional disabilities,~~  
179 ~~and people who are experiencing homelessness))~~; seniors; veterans;  
180 people experiencing homelessness; people with behavioral, physical,  
181 cognitive, and developmental disabilities; immigrants; refugees;  
182 LGBTQIA+ people; families with children; survivors of domestic  
183 violence, human trafficking, and commercial sexual exploitation; and  
184 women;

185 c. Supports economic growth; and

186 d. Supports the goals of ~~((King County's Equity and Social Justice Initiative~~  
187 ~~and Health))~~ housing and ~~((H))~~ human ~~((S))~~ services ~~((Transformation Plan~~  
188 ~~goals))-related plans, including the Crisis Care Centers Levy, Best Starts~~  
189 for Kids Implementation Plan, Initial Health through Housing  
190 Implementation Plan 2022-2028 or successor plans, Veterans, Seniors  
191 and Human Services Levy Implementation Plan, and Mental Illness and  
192 Drug Dependency Behavioral Health Sales Tax Fund Plan, for an  
193 equitable ((and rational)) distribution of ((low income and high quality))  
194 affordable housing, including mixed-income housing, and supportive  
195 services throughout the county~~((; and~~

196 e. ~~Allows for the opportunity to encourage permanent safe firearm storage~~  
197 ~~locations in private and public residential buildings to make safe storage~~  
198 ~~an easy choice, and, fosters safety from injury and violence, through~~  
199 ~~exploring housing and community design standards that are shown to~~  
200 ~~increase connectivity and reduce violence)).~~

201 ~~((H 103))~~ Through subarea and regional planning with jurisdictions and partners in the  
202 Puget Sound region, mandatory and incentive programs and funding initiatives  
203

204 ~~for affordable housing, King County shall serve as a regional convener and local~~  
205 ~~administrator in the unincorporated areas to plan for housing to meet the needs~~  
206 ~~of all economic segments of the population. With respect to affordable housing,~~  
207 ~~King County shall address the countywide need for housing affordable to~~  
208 ~~very-low, low and moderate income households pursuant to the countywide~~  
209 ~~targets established in the most recently adopted Countywide Planning Policies.))~~

210  
211 ~~((As the Countywide Planning Policies note,))~~ The Housing Needs Assessment found that residents in King  
212 County ((are facing)) face an unmet need for housing that is affordable to households ((earning)) with incomes  
213 less than 80 percent of area median income, with the highest need for households with incomes less and 50  
214 percent and 30 percent of area median income.<sup>12</sup> Recent data indicate that ((295,000)) 274,145 households in  
215 King County spend more than 30 percent of their income on housing.<sup>13</sup> While the number of cost-burdened  
216 households has declined slightly since the 2016 Comprehensive Plan update, this does not indicate housing  
217 affordability has improved. Rising housing costs often lead cost-burdened households to move out of King  
218 County to find more affordable housing, which can cause the overall number of cost-burdened households to  
219 decline. The lack of affordable housing is felt in every community in the county. ((A regional problem requires  
220 a regional approach. As such,)) King County and the jurisdictions within the county have a shared responsibility  
221 to increase the supply of housing affordable to these households.

222  
223 Based on the identified need for affordable housing for households who are spending more than 30 percent of  
224 their income on housing, Countywide Planning Policy H-1 ((has established estimates of the)) establishes  
225 countywide and jurisdictional housing needs for ((housing affordable to households with moderate, low and))  
226 extremely low-, very((-)low-, low-, and moderate-income((s)) households, as well as emergency housing,  
227 emergency shelters, and permanent supportive housing. The Countywide Planning Policies require King County  
228 and the jurisdictions located within King County to ((identify barriers to housing affordability and implement  
229 strategies to overcome them)) to plan for and accommodate each jurisdiction's housing need. The Countywide  
230 Planning Policies also require regional collaboration in meeting countywide housing growth targets and  
231 ((affordable)) housing needs, as well as in developing ((resources and)) programs to provide for affordable  
232 housing. The following policies require King County to collaborate with multiple partners, such as those from  
233 local jurisdictions, nonprofit organizations, private sector developers, community-based organizations, and  
234 employers. Additionally, the production gap analysis in the Housing Need Assessment identified a shortfall of  
235 homeownership opportunities affordable to households with incomes at or below 120 percent of area median  
236 income. King County limits homeownership assistance to households with incomes at or below 80 percent of  
237 area median income; however, these policies acknowledge the need for homeownership assistance for  
238 homebuyers with incomes near the median range as well.

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<sup>12</sup> United States Department of Housing and Urban Development. (2021). Cost Burden and Severe Cost Burden by Income, Comprehensive Housing Affordability Strategy 2014-2018.

<sup>13</sup> ((Briefing 2015-B0143, based on data from 2015-2019 Consolidated Housing and Community Development Plan (Ordinance 18070)) King County, Comprehensive Housing Affordability Strategy 2015-2019

240 ~~((H-103a~~ ~~King County will work collaboratively with jurisdictions and partners to identify~~  
241 ~~and meet affordable housing needs, including eliminating barriers to housing.~~  
242 ~~This effort should take the form of a regional affordable housing plan that~~  
243 ~~summarizes existing efforts and identifies the roles and strategies of the county,~~  
244 ~~jurisdictions and partners to meet affordable housing needs.))~~

246 **H-104** King County shall work with the multiple partners outlined in this section to  
247 promote the preservation and expansion of:  
248 a. ((a)) Affordable rental housing opportunities for households earning up  
249 to 80((%)) percent of the King County area median income((-)); and  
250 b. Affordable ownership housing opportunities for households earning up  
251 to 120 percent of the King County area median income.

252  
253 Preservation ~~((is a particularly acute need))~~ should be prioritized in areas that  
254 may experience redevelopment due to proximity to high((-)-capacity transit  
255 and/or an area experiencing changing market conditions.

257 ~~((H-105~~ ~~King County shall work with the multiple partners outlined in this section to~~  
258 ~~promote the preservation and expansion of affordable ownership housing~~  
259 ~~opportunities for households earning up to 120% of the King County median~~  
260 ~~income. Preservation is a particularly acute need in areas that may experience~~  
261 ~~redevelopment due to proximity to high capacity transit and/or an area~~  
262 ~~experiencing changing market conditions.))~~

264 **H-105a** King County shall work with the Puget Sound Regional Council and subregional  
265 collaborations, and shall engage ((marginalized)) historically and currently  
266 underrepresented populations ((in the)) to advance community-driven  
267 development, implementation, and ((evaluation)) monitoring of county((-)wide  
268 affordable housing goals, policies, and programs.

270 ~~**((2. Support Housing Models and Policies that Promote Healthy Communities,**~~  
271 ~~**Housing Affordability and an End to Homelessness)) Promoting Healthy**~~  
272 ~~**Communities**~~

274 ~~((H-106~~ ~~King County, in partnership with other jurisdictions, shall evaluate achievement~~  
275 ~~of countywide and local goals for housing for all economic sectors of the~~  
276 ~~population by analyzing housing indicators, adopted land use regulations,~~  
277 ~~actions that encourage development, and the effect of market factors on housing~~  
278 ~~development. The results of this evaluation shall be used to develop new or~~  
279 ~~revised policies, programs, regulations, and incentives to better meet the~~  
280 ~~Countywide Planning Policies' housing goals. These may include adopting~~

281 ~~appropriate land use regulations and other actions that encourage development,~~  
282 ~~rehabilitation, and preservation of low and moderate income housing.)~~

283  
284 **H-107** King County ~~((should))~~ shall encourage regional land use and investment  
285 strategies to stimulate ~~((mixed-use and))~~ mixed-income developments as a way  
286 to racially and economically integrate neighborhoods, ~~((and))~~ increase housing  
287 and transportation choices throughout King County, and improve housing  
288 stability for people of all incomes.

289  
290 **H-108** King County shall ~~((work with other jurisdictions to))~~ encourage the use of  
291 universal design in the development of affordable housing, family-sized housing,  
292 and market rate housing to create housing units that are accessible to seniors  
293 and people with disabilities.

294  
295 **H-109** King County should develop new partnerships with public and private lending  
296 institutions to find solutions that reduce ~~((housing financing))~~ homeownership  
297 costs for ((both builders and consumers)) residents.

298  
299 **H-110** King County shall work with regional bodies, including the Puget Sound Regional  
300 Council and the Growth Management Planning Council, or their successors, and  
301 the private and non((-))\_profit sectors to support development of an adequate  
302 supply of housing commensurate with job growth within the county ~~((and its~~  
303 ~~cities))~~. To attain this goal, King County shall work with such regional partners  
304 to:

- 305 a. Support job and household growth targets, housing needs for people of  
306 all incomes, and policies established in the Countywide Planning  
307 Policies; and
- 308 b. ~~((Establish performance measures to gauge how jurisdictions are~~  
309 ~~accommodating growth and housing needs;~~
- 310 c. ~~Participate in buildable lands inventories, market analyses and other~~  
311 ~~studies to evaluate if sufficient land capacity is available for residential~~  
312 ~~development; and~~
- 313 d.) Work with cities to ensure additional actions are taken throughout the  
314 county to accommodate and promote residential development when job  
315 growth causes great demand for housing and severe shortages in the  
316 availability of housing for new workers in the county.

317  
318 ~~((H-111~~ King County ~~should work with local employers to develop affordable~~  
319 ~~employer-assisted housing opportunities located within commuting distance of~~  
320 ~~the employment site.))~~

321

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322 H-112 King County should encourage development of permanent supportive and other  
323 affordable housing through redevelopment of nonresidential buildings~~((, such as~~  
324 ~~schools and commercial buildings,))~~ in locations suitable for housing to create  
325 housing stability for low-income residents and in ways that preserve significant  
326 historic features where appropriate.

327  
328 Sustainable housing is also important to support equity goals, especially for frontline communities. Sustainable  
329 housing includes, but is not limited to, housing that uses sustainable building materials and construction  
330 practices to increase energy efficiency, reduce greenhouse gas emissions, and support transit-oriented  
331 development, as well as housing that is located or built in ways that reduce climate change impacts on residents  
332 and structures.

333  
334 H-113 King County should support the development, preservation and rehabilitation of  
335 affordable and sustainable housing that: protects residents from exposure to  
336 harmful substances and environments, including lead poisoning~~((;))~~; reduces the  
337 risk of injury~~((;))~~; is well-maintained~~((, and))~~; is adaptable to all ages and abilities;  
338 and advances climate equity. King County should work on a regional level with  
339 jurisdictions to explore tools to ensure healthy housing is provided throughout  
340 the region to improve housing stability of residents.

341  
342 H-114 King County should encourage development of ~~((residential communities that~~  
343 ~~achieve lower prices and rents through))~~ affordable housing and sustainable  
344 housing. These developments should utilize smaller-scale units and clustered  
345 and higher density housing that shares common spaces, open spaces, and  
346 community facilities.

347  
348 H-115 King County should work with the King County Regional Homelessness  
349 Authority and other housing partners and jurisdictions to oppose and repeal  
350 policies, regulations, and actions that result in the criminalization of  
351 homelessness and homeless encampments.

352  
353 H-116 King County shall support and encourage smoke free policies in multi-family  
354 housing and affordable housing, where appropriate.

355  
356 H-117 King County shall support ~~((partnership efforts and the application of~~  
357 ~~innovations in manufactured home production that may allow mobile home parks~~  
358 ~~to adapt and improve the quality of housing stock and to increase the density of~~  
359 ~~housing stock in order to preserve housing affordability while accommodating~~  
360 ~~the region's growth needs))~~ the preservation of mobile home communities to

361 prevent displacement in unincorporated King County and improve the quality of  
362 these units.  
363

364 **((3. — Fair)) Equitable Housing Access and Undoing Racially Disparate Housing**  
365 **Policies**

366 ((An important element of this Comprehensive Plan is to address equal access to housing and freedom from  
367 discrimination in housing for all residents of King County. A number of the policies in this Plan address fair  
368 housing through support and encouragement of both the successful integration of housing for low to  
369 moderate income households into all communities and, in particular, into healthy communities with access to  
370 jobs, transportation, good schools and economic opportunities; and the successful improvement of community  
371 conditions for those communities that are currently low on the opportunity scale.

372  
373 Opportunity is a situation or condition that places individuals in a position to be more likely to excel or succeed.  
374 Opportunity mapping assesses the conditions present in neighborhoods across a region, by looking at indicators  
375 of opportunity in education, economy, transportation, housing, environment, and health, and ranks  
376 communities on a scale from low to high opportunity. High opportunity areas have the best conditions for the  
377 success of the residents living there. Opportunity mapping can also be useful in helping to identify transition  
378 areas where existing residents may be at risk for displacement. Analysis of opportunity mapping can provide  
379 valuable information about where more affordable housing needs to be located, and what needs to be remedied  
380 in areas that have very limited opportunities.

381  
382 Local, state and federal fair housing laws, including the King County Fair Housing Ordinance, have set the stage  
383 for policies in this Plan that favor community based, integrated housing and independent living, rather than  
384 institutional settings, for older adults and persons with behavioral, cognitive, physical and developmental  
385 disabilities. Service enriched housing is also best integrated into community based settings in apartments or  
386 single family homes rehabilitated to meet the needs of the residents.))

387  
388 Equitable access to housing plays a critical role in promoting social justice and reducing racial disparities in King  
389 County. Through the Comprehensive Plan, King County supports policies that promote equitable access to  
390 housing for all and address and seek to undo racially disparate housing outcomes. This includes policies that  
391 address housing discrimination, protect renters, promote homeownership, expand access to affordable housing,  
392 and encourage equitable development through code changes. King County partners with community  
393 organizations and other partners to work towards meeting the needs of intersectional populations, including  
394 Black, Indigenous, and other People of Color communities; seniors; veterans; people experiencing homelessness;  
395 people with disabilities; immigrants; refugees; LGBTQIA+ people; families with children; survivors of domestic  
396 violence, human trafficking, and commercial exploitation; and women.

397  
398 The Racially Disparate Impact Analysis in the Housing Needs Assessment documents and examines the local  
399 history of racially exclusive and discriminatory land use and housing practices that lead to racially disparate

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400 housing outcomes for residents in unincorporated King County. Historically, private property owners, lending  
401 institutions, and federal, state, and local governments implemented strategies to restrict access to housing, land,  
402 and neighborhoods to people based on their race, nation of origin, and sometimes religion. These strategies  
403 perpetuated racial segregation and wealth inequities throughout the country and in King County. Some of these  
404 policies and practices known to have been enforced or practiced in unincorporated King County include  
405 Indigenous land dispossession, the Alien Land Law, Japanese internment and incarceration, racial restrictive  
406 covenants, and discriminatory lending practices that led to disproportionate access to homeownership. While  
407 federal, state, and local governments outlawed many of these overtly racist housing practices in the twentieth  
408 century, their legacy lives on through low-density zoning and large minimum lot requirements, lack of affordable  
409 housing investment in urban unincorporated areas, and lack of tenant protections. King County’s zoning code  
410 did not incentivize allowable types of high- and middle-density housing types, which limits housing supply and  
411 housing choice and leads to unaffordable housing prices that disproportionately impact low-income  
412 communities, of which Black, Indigenous, and People of Color are most overly represented in.

413  
414 In January 2023, per Motion 16062, King County released an Equitable Development Initiative Implementation  
415 Plan Phase I. Phase II of the plan was transmitted to King County Council in 2024, and contains  
416 recommendations from community members for funding options, metrics for monitoring displacement risk,  
417 strategies for preventing displacement, responsibilities of a permanent Equitable Development Initiative  
418 Advisory Board, and more. Through the Comprehensive Plan, King County furthers the Equitable  
419 Development Initiative framework vision to create an inclusive and equitable King County with resilient,  
420 thriving, and welcoming communities.

421  
422 **H-118**                    **King County shall actively promote and affirmatively further fair housing in**  
423 **unincorporated King County through its housing programs, and shall ((work with**  
424 **all of)) participate in efforts with its partners to further fair housing in its regional**  
425 **role promoting housing affordability((,)) and choice and access to opportunity for**  
426 **((all)) communities((, especially these)) that experience disproportionate rates of**  
427 **housing discrimination and** communities that bear the burdens from lack of  
428 investment and access to opportunity((, and shall work with residents and  
429 stakeholders to help them understand the rights protected by federal, state, and  
430 local fair housing laws and shall help to promote equitable housing practices for  
431 protected classes through fair housing education and enforcement)).

432  
433 **H-119**                    **King County shall flexibly apply its rules, policies, practices, and services in its**  
434 **funding, incentive, or mandatory affordable housing programs, when necessary**  
435 **to afford persons with disabilities equal opportunity to use or enjoy a dwelling or**  
436 **to create new affordable housing opportunities for persons with disabilities.**

437  
438 **H-120**                    **King County should work with housing industry representatives to identify and**  
439 **remove barriers (such as real estate marketing, finance, or insurance practices)**

440 that restrict housing choices and opportunities for: extremely low-, very low-,  
441 low-, and moderate-income people older adults((,)); people who are experiencing  
442 homelessness; and people with behavioral, physical, cognitive, and  
443 developmental disabilities.

444  
445 **H-120a** **King County shall take intentional actions that repair harms to Black, Indigenous,**  
446 **and other People of Color households from past and current racially exclusive**  
447 **and discriminatory land use and housing practices that result in racially**  
448 **disparate outcomes, such as development patterns, disparate homeownership**  
449 **rates, affordable housing divestment in lower-income communities, and**  
450 **infrastructure availability, such as through:**  
451 **a. Creating more opportunities for development of middle housing;**  
452 **b. Investing in rental assistance and eviction prevention programs to keep**  
453 **tenants housed;**  
454 **c. Launching a community preference program to prevent displacement;**  
455 **d. Investing in equitable development to support community-driven**  
456 **priorities;**  
457 **e. Preserving mobile home communities and affordable housing to prevent**  
458 **displacement; and**  
459 **f. Expanding affordable housing homeownership programs to increase**  
460 **wealth building opportunities for low- and moderate-income households.**

461  
462 **H-120b** **King County shall promote equitable outcomes in communities most impacted**  
463 **by racially exclusive and discriminatory land use and housing practices by**  
464 **supporting, in partnership with impacted communities, equitable access to**  
465 **resources, such as through surplus properties, affordable housing financing, and**  
466 **capacity building for community-based organizations.**

467  
468 **H-120c** **King County shall support actions for historically underrepresented populations**  
469 **who experience systemic racism or discrimination that:**  
470 **a. Increase and preserve access to affordable rental and ownership**  
471 **housing in communities at risk of displacement; and**  
472 **b. Advance housing stability.**

473  
474 **H-120d** **King County shall support development of new affordable housing units that**  
475 **promote culturally relevant and multi-generational housing options, such as**  
476 **developments with two-, three-, and four-bedroom units.**

477  
478 **H-120e** **King County shall support equitable development projects and investments in**  
479 **areas most directly impacted by structural racism and discrimination, at a higher**  
480 **risk of displacement, that have low access to economic and health opportunities.**

481 or that are home to significant populations of communities experiencing  
482 disparities in life outcomes.  
483

484 **~~((B.))~~ Strengthen Housing Linkages with Transportation**

485 In accordance with the Countywide Planning Policies, VISION ((2040)), and federal priorities, King County  
486 intends to strengthen the linkage of affordable housing to jobs and public transportation through transit-oriented  
487 development and the preservation and development of affordable housing near transit stations and along transit  
488 corridors(~~(, even though few of these exist in unincorporated areas))~~. Strengthening linkages between housing  
489 and public transportation is beneficial to the community, economy, and environment. As housing density  
490 increases to meet the needs of the current and growing population, supportive infrastructure and services, such as  
491 public transit, needs to be utilized and co-adapted. The Metro Strategic Plan for Public Transportation 2021-  
492 2031 directs King County to strengthen this connection and support equitable transit-oriented communities. As  
493 the population of the Puget Sound region grows, King County is expected to remain the major employment  
494 center of the region. As job growth occurs, the workers for these jobs must be accommodated with adequate  
495 opportunities for housing with access to public transportation options.

496  
497 ~~((The workforce of))~~ King County includes households ~~((earning))~~ with a wide variety of incomes, from  
498 individuals earning minimum wage at a less than full-time job to dual- or triple-income households earning well  
499 above the ~~((€))~~ county's median income. If a balance of job growth, improved public transportation, and  
500 affordable housing availability is not achieved, workers at the lower end of the income scale face particular  
501 pressures when forced to live longer distances away from their jobs. People outside the workforce also need  
502 access to transit and other services. This increases pressures on transportation systems, contributes to higher  
503 energy use and greenhouse gas emissions, and reduces the time workers have for family, self-care, recreation,  
504 volunteer work, or continuing education.

505  
506 **H-121 King County shall support affordable and mixed-income housing development in**  
507 **transit-oriented locations that is compatible with surrounding uses by:**

- 508 a. **Providing information and a process for accessing potential**
- 509 **development sites in transit-oriented locations where King County has**
- 510 **ownership or access to potential sites; and**
- 511 b. **Promoting land use patterns that cohesively connect affordable and**
- 512 **mixed-income housing with active transportation choices(~~(; and~~**
- 513 **~~Developing public financing techniques that will provide an advantage~~**
- 514 **~~for projects that will create and/or preserve affordable and mixed-income~~**
- 515 **~~housing within transit-oriented communities and neighborhoods that~~**
- 516 **~~promote health, well-being and opportunity, and or within a~~**
- 517 **~~neighborhood plan for revitalization))~~.**

518

519 H-122 King County shall support ~~((transit-oriented))~~ development ~~((at))~~ near high-  
520 capacity or frequent transit ~~((supportive))~~ that supports density and scale that  
521 preserves and expands affordable, sustainable, and mixed-income housing  
522 opportunities ~~((at locations near frequent and high capacity transit service))~~.  
523 King County shall engage in this work through a variety of strategies, including  
524 enabling development of affordable housing on suitable Metro-owned property;  
525 using Metro's authority and influence as a transit provider; and ~~((the engagement~~  
526 ~~ef))~~ engaging with funding partners, transit partners, jurisdictions, private for-  
527 profit and non((-)profit development entities, communities at risk of  
528 displacement, and other transit-oriented development partners.

530 H-123 King County ~~((will))~~ shall evaluate and seek opportunities for equitable and  
531 sustainable transit-oriented development at major transit centers and hubs when  
532 investments are likely to produce increased ridership, community benefits, and  
533 affordable housing opportunities.

535 H-124 King County shall work with partners to ~~((reduce))~~ mitigate and prevent  
536 displacement of extremely low-, very((-) low-, low-, ~~((to))~~ and moderate-income  
537 households from transit-oriented locations, to the extent possible; and shall  
538 strive to align affordable housing investments and transit investments ~~((in order))~~  
539 to ~~((increase))~~ support the quality of life of historically disinvested communities  
540 ~~((as measured by the Determinants of Equity))~~.

## 542 ~~((C.))~~ **Housing and Land Use Regulation**

543 In King County today, a substantial need exists for extremely low-, very low-, and low-income rental housing  
544 and for low- to moderately((-)priced homes ~~((that can be purchased by first time homebuyers. In the past~~  
545 ~~decade, a significant number of homeowners have lost their homes due to foreclosure and have become renters~~  
546 ~~again. In the short term, those households may need affordable rents, while in the longer term they may again~~  
547 ~~seek to own a moderately priced home))~~. In addition, there is a significant need for more permanent supportive  
548 housing, shelters, and tiny-homes.<sup>14</sup> The Housing Needs Assessment finds that unincorporated King County's  
549 zoning codes have encouraged single detached housing in low-density zones in urban areas. This has limited  
550 housing diversity and housing supply, which has reduced housing access for extremely low-, very low-, low-, and  
551 moderate-income households. Significant racial disparities exist in poverty status among unincorporated King  
552 County households. For example, in unincorporated King County, 39 percent American Indian/Alaska Native  
553 and 15 percent Black populations are below the poverty line, whereas only five percent of Asian and four percent

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<sup>14</sup> King County recognizes "tiny homes" as an affordable and efficient method of providing housing. The King County Code defines and regulates these as "microshelters."

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554 of White populations are below the poverty line.<sup>15</sup> This racial disparity in poverty status substantially impacts  
555 racial disparities in homeownership and housing stability in unincorporated King County.

556

557 ~~((While King County has seen a growth in the percentage of smaller (one and two person) households, there are  
558 also some large households that need affordable housing with three or more bedrooms. Existing units will  
559 provide some of the affordable housing needed for low income households in the future. However, w))~~With the  
560 projected growth in ~~((the number of low to moderate income households))~~ population, the prospect of  
561 increasing numbers of family and senior households with limited income, and the short supply of ~~((lower))~~ low  
562 cost housing available today, new construction must include affordable housing and a variety of housing types to  
563 meet the housing need and reduce racial disparities in housing outcomes. ~~((Efforts to provide sufficient land and  
564 infrastructure and reduced development costs will help make new units affordable. In addition, a combination of  
565 incentive programs and funding will help keep rents affordable and expand opportunities for first time  
566 homebuyers.))~~

567

568 Meeting these objectives ~~((will))~~ entails providing sufficient land for a variety of affordable housing, such as  
569 higher-density single~~((family))~~ detached homes, ~~((multifamily properties))~~ duplexes, triplexes, fourplexes,  
570 townhouses, apartments, ((manufactured housing)) mobile homes, cottage housing, accessory dwelling units,  
571 and mixed-use developments.

572

573 **H-125** King County shall ~~((assure))~~ ensure that there is sufficient ~~((land))~~ zoned capacity  
574 in the unincorporated urban areas ((zoned)) to accommodate King County's  
575 ~~((share of affordable))~~ housing need allocations and provide a range of  
576 affordable, sustainable housing types, including higher~~((-))~~ density single~~((-~~  
577 ~~family))detached homes, ~~((multifamily properties))~~ duplexes, triplexes,  
578 fourplexes, townhouses, apartments, ((manufactured housing)) mobile homes,  
579 cottage housing, accessory dwelling units, and mixed-use developments.~~

580

581 **H-125a** King County should work with cities and urban unincorporated communities to  
582 increase opportunities for affordable housing development by ~~((assuring))~~  
583 ensuring there is sufficient ~~((land capable of being developed for this))~~ zoned  
584 capacity to accommodate housing need allocations and provide a range of  
585 housing types that are more likely to be affordable to extremely low-, very low-  
586 low-, moderate-, and middle-income households and multigenerational  
587 households.

588

589 **H-126** King County shall provide opportunities for attached and detached accessory  
590 dwelling units and middle housing in urban residential areas ~~((and shall~~  
591 encourage all jurisdictions within King County to adopt provisions to allow

---

<sup>15</sup>Five-year American Community Survey 2016-2020.

592 ~~accessory dwelling units in their communities)) to increase housing supply~~  
593 ~~affordable to all incomes.~~

594  
595 **H-127** King County shall adopt appropriate land use regulations to require and  
596 encourage development, rehabilitation, and preservation of sustainable housing  
597 affordable to extremely low-, very((-), low-, ((to)) low-, and moderate-income  
598 ((housing)) households.

599  
600 ~~((H-128) King County should pursue land use policies and regulations that result in lower~~  
601 ~~development costs without loss of adequate public review, environmental quality~~  
602 ~~or public safety and do not reduce design quality, inhibit infrastructure financing~~  
603 ~~strategies, or increase maintenance costs for public facilities.))~~

604  
605 **H-129** King County shall continue to improve development standards to allow higher  
606 densities and flexibility of housing types in all urban residential zones~~((, in~~  
607 ~~order)) to:~~

608 a. Increase housing choice, access, and stability, as well as best  
609 accommodate the environmental conditions on the site and the  
610 surrounding neighborhood when planning housing developments((-));  
611 and

612 b. ~~((H-130) King County shall explore zoning policies and provisions~~  
613 ~~that increase housing density and)) Increase affordable housing~~  
614 opportunities within unincorporated urban ((growth)) areas near transit  
615 and near commercial areas.

616  
617 **H-131** King County shall seek to minimize the time necessary to process development  
618 permits for developments in unincorporated King County that will include  
619 affordable housing and address environmental goals and community and  
620 aesthetic concerns. King County should continue to expedite plan and  
621 permitting reviews for affordable housing projects in coordination with  
622 mandatory, incentive, or subsidy programs, including tax abatements,  
623 exemptions, and credits.

624  
625 **H-132** King County should encourage the formation of common development codes  
626 and standards, as well as common mandatory and incentive programs for  
627 affordable housing, with cities, sewer and water districts, and other permitting  
628 agencies to increase predictability and reduce development costs.

629  
630 **H-133** King County shall encourage the development of new housing models that are  
631 healthy and affordable by providing opportunities ~~((for new models))~~ within  
632 unincorporated urban ~~((growth))~~ areas and near commercial areas. King County

633 shall work to allow innovative housing projects to move forward, including  
634 affordable housing demonstration projects, community-driven development  
635 projects, affordable owner-built housing, land trusts and cooperative ownership  
636 structures for rental and ownership housing, co-housing, and other innovative  
637 developments.

638  
639 **H-134** King County shall provide ((D)) density bonuses and other ((incentives for the))  
640 regulatory measures that incentivize or require creation of development of  
641 affordable housing ((by for-profit and non-profit developers shall be available  
642 within)) in unincorporated urban areas ((, with a focus on commercial areas to  
643 both single-family and multifamily developments to promote development of  
644 affordable rental and/or ownership housing)) including both rental and ownership  
645 opportunities. ((Bonuses shall be periodically reviewed and updated)) The  
646 County shall review and update these measures as needed((,) to ((assure))  
647 ensure they are effective in creating affordable housing units ((, especially in  
648 coordination with any mandatory inclusionary affordable housing requirements  
649 that may be adopted)).

650  
651 **H-135** King County shall exempt payment of impact fees in unincorporated areas for  
652 developments that will include affordable rental or ownership housing.

653  
654 **H-136** King County should provide opportunities within unincorporated urban  
655 ((growth)) areas and in Rural Towns with sewer service for the development,  
656 rehabilitation, and preservation of rental residential buildings that have shared  
657 facilities, such as single-room occupancy buildings, boarding homes, micro-  
658 units buildings, and clustered micro homes to provide opportunities for lower  
659 rent housing options and higher density ownership options including  
660 condominiums, co-operative mutual housing, cottage housing, and other forms  
661 of clustered higher density ownership housing.

662  
663  
664 ~~**(H-138)** Housing developments in the urban unincorporated areas, consisting of not less~~  
665 ~~than 100 acres, shall provide a mix of housing types and densities, including~~  
666 ~~housing that is affordable to low-, moderate-, and middle-income households.~~  
667 ~~This mix should include housing opportunities for older adults, persons who are~~  
668 ~~experiencing homelessness and persons with behavioral, cognitive, physical,~~  
669 ~~and/or developmental disabilities.))~~

670  
671 **H-139** King County should provide opportunities for incorporation of the principles of  
672 healthy communities and housing ((, sustainability, and greenhouse gas

673 emissions mitigation)) and sustainable housing into policy initiatives on housing,  
674 affordable housing, and community development in unincorporated areas.

675

676 ~~((H-140) King County shall allow five-story wood frame construction to increase the  
677 availability of multifamily housing while lowering development costs and  
678 maintaining fire safety.))~~

679

680 H-141 King County shall explore the expansion of land use and financial incentives to  
681 preserve and improve existing housing, including housing in a building  
682 designated or eligible to be designated as a historic landmark, in redeveloping  
683 areas through the use of programs such as transfer of development rights, tax  
684 credits and tax exemptions for new and preserved affordable housing, as well as  
685 tax abatements and ~~((restoration))~~ loans ~~((for housing designated as a historic~~  
686 ~~landmark)).~~

687

688 ~~((H-143) King County development standards should promote lower-cost infill  
689 development, such as accessory dwelling units, in a manner that allows existing  
690 housing to be retained through measures such as an innovative or flexible  
691 building envelope, access and infrastructure standards.))~~

692

693 H-144 King County ~~((will))~~ shall ensure that mandatory and/or incentivized affordable  
694 housing units created through its land use policies and regulations are high  
695 quality, safe and integrated on-site with market rate housing.

696

697 H-145 King County shall:  
698 a. ~~((e))~~ Continue to require the use of Evergreen Sustainable Development  
699 Standards, or an equivalent successor standard, in King County-funded  
700 housing projects; and  
701 b. ~~((will-w))~~ Work with partners and ((stakeholders)) other interested parties  
702 to encourage the improvement of sustainable housing and in healthy  
703 housing elements in affordable housing statewide-green building  
704 standards ((of)), including Evergreen Sustainable Development  
705 Standards ((, with emphasis on healthy housing elements that reduce  
706 asthma)).

707

708 H-146 King County shall prohibit restrictive covenants or other land use, permitting, or  
709 property conditions that limit the ability of persons from protected classes (as  
710 defined in the King County Fair Housing Ordinance in King County Code Chapter  
711 12.20) to live in residences of their choice.

712

713 H-147 King County shall permit group living situations, including those where residents  
714 receive such supportive services as counseling, foster care, or medical  
715 supervision, within a single ~~((family house))~~ detached home, or apartment.  
716

717 ~~((D-))~~ **Regional Affordable Housing Funding, Resources, and Programs**

718 ~~((The King County Consortium is a partnership that represents unincorporated areas and most cities outside of  
719 Seattle in obtaining, administering and distributing federal, state and local funds to address housing,  
720 homelessness and community development needs. The King County Consortium prepares a five year strategic  
721 plan, the Consolidated Housing and Community Development Plan, that outlines the needs, resources available  
722 and housing and community development goals to be achieved. An Annual Action Plan details specific planned  
723 affordable housing and community development project projects.~~

724  
725 ~~Over the past ten years, King County has faced considerable funding challenges for developing affordable  
726 housing because of cutbacks in levels of state and federal housing funds along with local budget issues that have  
727 impacted housing and community/economic development funds.)~~ As reported in the Housing Needs  
728 Assessment, nearly one-third of households in King County (31.5 percent) and unincorporated King County  
729 (28.5 percent) are cost burdened.<sup>16</sup> Black, Indigenous, and other People of Color households are  
730 disproportionately low-income and experience housing cost burden disproportionately, where approximately  
731 half of Black households and nearly 40 percent of Hispanic households in King County are cost burdened or  
732 severely cost burdened.<sup>17,18</sup> This highlights the need for more deeply affordable units to reduce racially disparate  
733 housing outcomes. As of 2023, development and preservation of affordable housing have become increasingly  
734 expensive in the housing market. The King Countywide net new housing need is 308,677 between 2019-2044,  
735 per the Countywide Planning Policies. Urban unincorporated King County needs 5,412 net new permanent  
736 housing units by 2044. Section XII. Existing Strategies Gap Analysis in the Housing Needs Assessment reviews  
737 the current funding sources for affordable housing, uses of those funds, and the current cost estimate to develop  
738 an affordable housing unit. In 2023 dollars, the cost of an affordable unit is estimated to be \$475,404 per unit.  
739 The Housing Funding Gap Analysis section of the Housing Needs Assessment Affordable identifies a funding  
740 gap of approximately \$450,936,000 to meet the housing needs of unincorporated King County households with  
741 incomes at or below 80 percent area median income over the planning period. This underscores the significant  
742 gap between the local, state, and federal resources available for affordable housing and the number of households  
743 who need this housing.

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<sup>16</sup> United States Department of Housing and Urban Development. (2021). Cost Burden, Comprehensive Housing Affordability Strategy 2014-2018.

<sup>17</sup> United States Department of Housing and Urban Development. Cost Burden and Severe Cost Burden by Race/Ethnicity, Comprehensive Housing Affordability Strategy 2014-2018.

<sup>18</sup> Five-year American Community Survey 2016-2020.

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King County has been pro-active in working with local and national partners to seek out and advocate for new funding sources on the local and state levels, and to ~~((re-establish or))~~ expand federal funding levels. Despite the ~~((decreases in some))~~ continuing decline in state and federal resources, King County and its partners have been successful in securing new housing resources~~((;))~~ and continue to be able to fund the development and preservation of affordable housing. ~~((As a result, residents of King County continue to have affordable housing choices and housing stability programs.))~~ Local housing funds have also leveraged significant private and non~~((-))~~profit investment as well as other public funding resources. King County will continue to pursue new funding sources to fund affordable housing development and operations. The following policies describe goals for developing additional funding sources and establishing funding priorities.

**H-148** King County shall work with community members, cities, the private sector, and ~~((community representatives))~~ service providers to establish new, countywide funding sources for affordable housing development, acquisition, rehabilitation, preservation, and ~~((related services))~~ operating costs~~((, such that cities and King County contribute on an equitable basis))~~.

**H-149** King County shall work with other jurisdictions, housing developers, and service providers throughout the state to urge federal and state government to expand both capital and operating funding for low-income housing, including low-income housing for older adults, people who are experiencing homelessness, and people with behavioral health, cognitive, physical, and developmental disabilities.

~~**(H-150)** King County should encourage and support efforts by non-profit housing developers, housing agencies, and service providers to develop long-term nongovernmental funding sources, such as planned giving, endowments, and related economic development ventures.~~

**H-151** King County shall seek opportunities to fund programs and projects ~~((where county funds are matched by additional public and private loans and investments, and/or contributions in order to increase the amount of financing available for affordable housing))~~ in a manner that reduces the time and cost of achieving affordable housing goals, which may include leveraging additional public and private loans or sole-funded projects.

~~**H-152** ((King County shall give priority in its affordable housing subsidy programs to projects that serve individuals and households at or below 80% of area median income, and/or that provide older adults, people with behavioral health, cognitive, physical or developmental disabilities, people who are experiencing homelessness and people who are at risk of homelessness and/or~~

- 784 displacement.)) King County shall prioritize funding in its affordable housing  
785 programs projects that:  
786 a. Provide low-barrier housing designed to meet the needs of people  
787 experiencing homeless or at risk of homelessness;  
788 b. Provide accessible housing to people with behavioral health, cognitive,  
789 physical, or developmental disabilities;  
790 c. Create homeownership opportunities for households with incomes at or  
791 below 80 percent of area median income to build generational wealth and  
792 promote housing stability;  
793 d. Create rental housing for households with incomes at or below 80  
794 percent of area median income to meet a range of housing needs;  
795 e. Are located near high-capacity or frequent transit to give residents  
796 access to job opportunities and services;  
797 f. Are in areas with communities at risk of displacement and have a  
798 shortage of affordable housing;  
799 g. Reflect an equitable regional distribution of funding; and/or  
800 h. Are inclusive community-driven projects developed and stewarded by  
801 and in collaboration with historically underserved communities facing  
802 displacement pressures and disparate health and economic outcomes.

- 803  
804 H-152a King County shall prioritize funding for community and economic development  
805 projects that:  
806 a. Benefit households at or below 80 percent area median income;  
807 b. Create equitable opportunities for economic prosperity, good health,  
808 safety, and connection to community;  
809 c. Reflect an equitable regional distribution of funding; and  
810 d. Meet the needs of historically underserved communities facing  
811 economic pressures and disparate health and economic outcomes.

812  
813 ~~((H-153 King County shall encourage the inclusion of smoke-free housing policies in~~  
814 ~~projects funded through its affordable housing subsidy programs, in a manner~~  
815 ~~that limits the creation of new barriers to housing.~~

816  
817 ~~H-154 King County shall work with partners and stakeholders to encourage~~  
818 ~~improvement in healthy housing elements in existing affordable housing~~  
819 ~~sustainability standards, with emphasis on healthy housing elements that reduce~~  
820 ~~problems such as asthma, falls, gun-related injury and violence, and~~  
821 ~~unintentional poisoning.~~

822  
823 ~~H-155 King County shall give particular consideration in its affordable housing and~~  
824 ~~community development investments to projects that provide housing and~~

825 ~~community development solutions in the areas of the county with the most~~  
826 ~~disparate outcomes in health, economic prosperity, and housing conditions, and~~  
827 ~~where residents may be at high risk of displacement. King County shall work to~~  
828 ~~coordinate planning and community development investments to support such~~  
829 ~~communities as they experience changes in their demographics, built~~  
830 ~~environment, and real estate markets.~~

831  
832 ~~H-156 King County shall give particular consideration in its affordable housing subsidy~~  
833 ~~programs to projects in areas where there is a severe shortage of affordable~~  
834 ~~housing, and where there is access to job opportunities, a healthy community,~~  
835 ~~and active transportation.)~~

836  
837 ~~H-157 King County should expand its use of surplus ((e))County-owned property and~~  
838 ~~air rights over ((e))County-owned property for affordable housing and its~~  
839 ~~possible use for other public benefits, such as human services((; and)). King~~  
840 ~~County should consider conveyance of properties to public or non((-))profit~~  
841 ~~housing developers and agencies at below-market cost ((for the purpose of~~  
842 ~~building or providing affordable housing. Surplus county property shall)) to be~~  
843 ~~prioritized for housing development that will be consistent with King County~~  
844 ~~adopted plans. This policy shall be carried out consistent with King County~~  
845 ~~Charter Section 230.10.10 and other applicable laws, regulations, and contract~~  
846 ~~restrictions, such as grant funding requirements.~~

847  
848 ~~H-158 King County should support the efforts of non((-))profit developers ((and)),~~  
849 ~~housing agencies, and community-based organizations to increase the supply of~~  
850 ~~housing for extremely low-, very low-, low-, and moderate-income households((;))~~  
851 ~~through affordable housing planning, policy, and advocacy activities ((and the~~  
852 ~~provision of technical assistance)) as well as funding for capacity-building and~~  
853 ~~pre-development work.~~

854  
855 ~~((H-159 King County should support programs and projects that provide apprenticeship~~  
856 ~~and employment training in the building trades through affordable housing~~  
857 ~~development. King County should explore ways to partner with non-profit~~  
858 ~~housing developers in offering pre-apprenticeship, apprenticeship, and~~  
859 ~~employment training opportunities.)~~

860  
861 ~~H-160 ((When awarding subsidies for affordable housing developments to non-profit~~  
862 ~~developers and housing agencies,)) King County ((may give additional weight to))~~  
863 ~~should encourage funding for affordable housing and community development~~

864 projects that incorporate and implement healthy housing, sustainable housing,  
865 and ~~((sustainable development elements and))~~ universal design features.

866  
867 **H-161** King County should develop and expand incentives and subsidy programs to  
868 preserve affordable housing threatened by market forces and expiring federal  
869 subsidies. Relocation assistance and replacement housing should be funded ~~((,~~  
870 ~~where feasible,))~~ to help low-income households when displacement is  
871 unavoidable.

872  
873 **H-162** King County should assist owners of rental properties serving low- and  
874 moderate-income residents to acquire affordable financing for building health  
875 and safety improvements in exchange for long-term agreements to maintain  
876 affordable rents.

877  
878 **H-163** King County should coordinate preservation of existing affordable housing with  
879 city and ~~((e))~~ County historic preservation programs and incentives, and should  
880 promote preservation and restoration of significant historic features in the  
881 rehabilitation of existing buildings and sites for housing.

882  
883 ~~((H-164~~ ~~—————~~ ~~For any subsidized housing project that preserves existing structures, King~~  
884 ~~County shall ensure that usable structures are rehabilitated to an appropriate~~  
885 ~~level of safety and habitability.~~

886  
887 ~~H-165~~ ~~—————~~ ~~King County shall strive to adopt funding program policies that encourage the~~  
888 ~~integration of publicly subsidized housing within mixed-income projects, and~~  
889 ~~within all communities. Such funding policies shall support a fair distribution of~~  
890 ~~publicly subsidized housing throughout the county and provide King County and~~  
891 ~~local jurisdictions mutual support in meeting affordable housing needs. King~~  
892 ~~County shall not apply mandatory dispersion requirements that limit where~~  
893 ~~publicly subsidized housing may be located.))~~

894  
895 **H-165a** ~~((Through its funding programs,))~~ King County ~~((shall))~~ should encourage  
896 developers and owners of publicly ~~((subsidized))~~ funded housing units to  
897 ~~((undertake activities to establish and maintain positive relationships with~~

898 neighbors)) be active community members and to market vacant units to the  
899 local area in addition to conducting general marketing outreach.

900  
901 **H-166** King County shall administer standards for publicly ~~((subsidized))~~ funded  
902 housing that will:

- 903 a. Increase the ability of people with physical disabilities to have physical  
904 access to housing and mobility within housing regardless of their  
905 residency status;
- 906 b. Allow household members to age in place through the inclusion of  
907 universal design principles that make housing units more accessible and  
908 usable by all persons;
- 909 c. Support the ability of older adults and people with behavioral health,  
910 physical, cognitive, and developmental disabilities to find housing  
911 opportunities that allow them to live as independently as possible in the  
912 housing and community of their choice; and
- 913 d. Increase the ability of people to have access to smoke-free housing,  
914 while not creating barriers to housing.

915  
916 ~~((H-167)) King County should use opportunity mapping:~~

- 917 ~~a. To support the siting of community facilities and assisted publicly~~  
918 ~~subsidized affordable housing in locations where low- and~~  
919 ~~moderate-income residents and persons with behavioral health,~~  
920 ~~physical, cognitive and developmental disabilities have convenient~~  
921 ~~access to transportation; employment opportunities; amenities, such as~~  
922 ~~parks, trails, libraries and other public facilities; and services, such as~~  
923 ~~grocery stores; and~~
- 924 ~~b. To promote fair housing and diverse communities that are inclusive of~~  
925 ~~residents with a range of abilities, ages, races, incomes and other~~  
926 ~~diverse characteristics of the population of King County.~~

## 928 **E.)) Support the Housing Stability of Households in King County**

929 Housing stability creates a foundational structure for individuals and families, including contributing to every  
930 person’s well-being and improvements to health, economic, and educational outcomes for communities.  
931 VISION, the Countywide Planning Policies, and the Regional Affordable Housing Task Force’s Five Year  
932 Action Plan prioritize housing stability strategies.

933  
934 The high cost of housing in King County creates housing instability for thousands of households, in particular  
935 for people who are Black, Indigenous, and other People of Color; seniors; veterans; people experiencing  
936 homelessness; people with behavioral, physical, cognitive, or developmental disabilities; immigrants; refugees;  
937 LGBTQIA+ residents; and households with extremely low-, very low-, and low-incomes. Housing instability

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938 contributes to high levels of stress as well as difficulty securing and maintaining employment. Unaffordable  
939 housing may also contribute to homelessness or overcrowding. Cost burdened households are more likely to  
940 experience food insecurity, delay or not seek medical care, have difficulty paying other bills, and be evicted.<sup>19</sup>

941

942 The median price for a home in King County has increased by about 50 percent from \$565,000 in July 2016 to  
943 \$850,000 in March 2022.<sup>20</sup> King County’s median rent increased by approximately 41 percent, from \$1,204 to  
944 \$1,695, between 2015 to 2020.<sup>21</sup> In 2022, the minimum wage in King County was \$14.49 per hour, which  
945 converts to an annual salary of about \$30,100 for a full-time worker, assuming they do not take any time off.<sup>22</sup>  
946 Based on that income, an affordable monthly rent would be about \$750, about half the median rent (\$1,492) of a  
947 one-bedroom apartment. A single person with an income of 50 percent of King County’s area median income in  
948 2022 (\$45,300) can afford a monthly rent of about \$1,130, over \$300 less than the median gross rent for a studio  
949 apartment. A household of four with an income of 50 percent of area median income (\$64,700) can afford a  
950 monthly rent of about \$1,620, just over the cost of the median one-bedroom apartment.<sup>23</sup> Market-rate housing  
951 options are generally too expensive for households with extremely low- and very low-incomes

952

953 The Housing Needs Assessment analyzed the economic impact of racially exclusionary policies that blocked  
954 Black, Indigenous, and other People of Color households from becoming homeowners at a time when housing  
955 was relatively more affordable. These racially exclusionary housing policies resulted in Black, Indigenous, and  
956 other People of Color households possessing less wealth today and experiencing lower rates of homeownership  
957 compared to their White counterparts, increasing their risk of experiencing housing instability. The  
958 Comprehensive Plan is taking action to repair the harms inflicted on these communities through implementing  
959 the policies in this section. These policies support housing stability strategies such as programs to increase the  
960 supply of affordable housing including homeownership, assist seniors to remain in their homes, and housing  
961 counseling to prevent housing loss. These policies also support community preference programs, which help  
962 people remain in or return to their community of choice by prioritizing a percentage of new affordable units for  
963 people with a connection to the local community, and requiring robust affirmative marketing programs that  
964 network with community-based organizations. King County raises local resources for housing stability programs  
965 from the Best Starts for Kids Implementation Plan, the Crisis Cares Centers Levy, and the Veterans, Seniors, and  
966 Human Services Levy.

967

968 **H-168                      King County ~~((should)) shall support ((flexible)) and implement programs and~~**  
969 **~~((emerging strategies)) policies that increase housing stability and ((that)) help to~~**

---

<sup>19</sup> Shamsuddin, S. and Campbell, C. (2021, March 29). Housing Cost Burden, Material Hardship, and Well-Being. Housing Policy Debate, 32(3), 413-432.

<sup>20</sup> Federal Reserve Bank of St. Louis. (2022). Median Listing Price in King County, WA.

<sup>21</sup> United States Census Bureau. Median Gross Rent by Bedroom Size. American Community Survey 2011-2015 and American Community Survey 2016-2020

<sup>22</sup> Washington State Department of Labor & Industries. Minimum Wage

<sup>23</sup> King County 2022 U.S. Department of Housing and Urban Development Income and Rent Limits. Limits change yearly based on data from Department of Housing and Urban Development. Calculations for what a household can afford in monthly rent are based on a household paying 30 percent of their income in gross rent, the maximum amount they can pay before being cost burdened.

970 prevent and reduce homelessness, such as permanent supportive housing,  
971 emergency rental assistance, short-term rental assistance, diversion assistance,  
972 eviction prevention, and mortgage default and foreclosure counseling~~((, and~~  
973 ~~improvements to emergency services referral networks))~~.

974  
975 ~~((H-169 King County shall play a leadership role in implementing the All Home Strategic~~  
976 ~~Plan to make homelessness rare, brief and one-time.))~~

977  
978 **H-170** King County shall work with jurisdictions and housing providers locally and  
979 across the state to urge state and federal governments to expand funding for  
980 direct assistance services, such as ~~((flexible))~~ rental assistance and eviction  
981 prevention resources, diversion assistance, and emergency housing services. In  
982 addition ~~((to rental assistance))~~, King County should ~~((support))~~ encourage  
983 programs that help prevent homelessness and ~~((that))~~ improve prevention and  
984 emergency services referral networks~~((, including an efficient coordinated intake~~  
985 ~~system for families and individuals experiencing homelessness))~~.

986  
987 ~~((H-171 King County should support innovative and flexible tools and programs that~~  
988 ~~assist low-income renters to maintain housing stability or to gain access to~~  
989 ~~permanent affordable housing and private market housing, such as revolving~~  
990 ~~loan funds that cover utility and damage deposits, and rental assistance~~  
991 ~~programs.))~~

992  
993 **H-172** King County shall support:  
994 a. Rental assistance, eviction prevention, and other programs that provide  
995 ~~((landlord-tenant counseling, sessions and workshops, mediation in~~  
996 ~~landlord-tenant disputes,))~~ tenants with the resources and information to  
997 successfully navigate landlord-tenant disputes; and  
998 b. ((!))Legislation that ((protects the rights of tenants and landlords, such  
999 as uniform protections for tenants and landlords and fair rental  
1000 contracts)) increases tenants' access to safe, affordable, healthy, and  
1001 stable housing.

1002  
1003 **H-173** King County shall provide financial assistance for ownership housing  
1004 rehabilitation to qualifying extremely low-, very low-, and low-income home~~((~~  
1005 ~~))owners, including owners of mobile~~~~((/manufactured))~~ homes residing in parks  
1006 or on their own land through individual or cooperative ownership. ~~((King County~~  
1007 ~~should also consider support for community-based repair programs, such as tool~~  
1008 ~~banks or painting programs.))~~

1010 H-174 King County should work with local lenders and non((-))profit organizations  
1011 providing home((-))ownership assistance to expand assistance for eligible  
1012 income-qualified homebuyers, including homebuyer education and counseling,  
1013 mortgage default and foreclosure counseling, culturally relevant low-cost  
1014 financing and assistance with down payments and closing costs, and alternative  
1015 ownership housing models such as land trusts((,)) and co-housing((-ete)).  
1016

1017 H-175 King County shall take actions to prevent and mitigate residential and cultural  
1018 displacement for unincorporated communities at risk of displacement to address  
1019 racial disparities in housing and help protect cultural communities for Black,  
1020 Indigenous, and other People of Color by supporting cultural institutions and  
1021 community hubs and using community preference programs for affordable  
1022 housing that helps people with a connection to the local community remain in or  
1023 return to their community of choice.  
1024

1025 H-176 King County shall prioritize community-driven development of permanently  
1026 affordable homeownership and rental projects led by community-based  
1027 organizations and community land trusts.  
1028

## 1029 ~~((H-))~~ Regional Health and Human Services

1030 King County has a regional role in health and human services, working with many partners, such as the federal,  
1031 state, and other local governments, service providers, non((-))profit organizations, foundations, faith  
1032 communities, businesses, schools, and the criminal ((justice)) legal system, to help those most in need. King  
1033 County’s investments in human services are guided by ~~((Health and Human Services Transformation and the~~  
1034 ~~joint transformation initiatives<sup>24</sup> of the Department of Community and Human Services and Public Health –~~  
1035 ~~Seattle & King County; as well as policy and planning documents such as the Consolidated Housing and~~  
1036 ~~Community Development Plan 2015-2019<sup>25</sup> and the All Home Strategic Plan 2015-2019<sup>26</sup>, the King County~~  
1037 ~~Youth Action Plan, Framework Policies for Human Services,)) the: Best Starts for Kids Levy; Mental Illness and  
1038 Drug Dependency Behavioral Health Sales Tax Fund; Veterans, Seniors, and Human Services Levy; Crisis  
1039 Cares Centers Levy; Initial Health through Housing Implementation Plan 2022-2028 or successor plans;  
1040 Strategic Climate Action Plan; and King County Board of Health Planning for Healthy Communities Guidelines  
1041 and Recommendations~~(( and ultimately, the King County Strategic Plan.~~  
1042~~

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~~((<sup>24</sup> The initiatives of Health and Human Services Transformation include Familiar Faces, Communities of Opportunity, Accountable Communities of Health and its subcommittees, Best Starts for Kids Levy.~~

~~<sup>25</sup> The Consolidated Housing and Community Development Plan is a HUD required document that guides the investment of a significant portion of DCHS’ funds for affordable housing and community/economic development, and a smaller portion of DCHS’ funds to address homelessness.~~

~~<sup>26</sup> The Committee to End Homelessness (CEH) is located in the Director’s Office of DCHS, and is the regional planning entity and continuum of care for addressing homelessness in King County.)~~

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1043 ~~The Framework Policies are contained in Chapter 2.51 of the King County Code. The purpose of the~~  
1044 ~~Framework Policies for Human Services is to communicate King County government’s role in Human Services,~~  
1045 ~~the goals the county seeks to achieve and the principles that will underlie its investments. The Framework~~  
1046 ~~Policies are reviewed and revised as needed.~~

1047  
1048 ~~Health and Human Services Transformation, the Framework Policies and the Strategic Plan))~~ King County  
1049 places a strong emphasis on ((prevention,)) stabilizing people and diverting them from jails, emergency rooms  
1050 and crisis services by providing residents with appropriate treatment and services ((for those with the high needs,  
1051 as well as providing)). The County also provides upstream prevention ((and intervention)) services ((and  
1052 opportunities that increase the stability and resiliency)) for the health of children(,) and youth((, and  
1053 communities, and)) to reduce the need for acute care and crisis interventions later in life.

1054  
1055 ~~((King County has grappled with unsustainable costs in criminal justice and emergency medical services and is~~  
1056 ~~taking steps to reduce cost growth in this primary area of service responsibility. A major component of these~~  
1057 ~~efforts has been))~~ King County's overreliance on the criminal legal system and emergency medical responses to  
1058 health and human service needs has proven fiscally unsustainable, ineffective at creating lasting change, and  
1059 frequently harmful to Black, Indigenous, and other People of Color residents. Acknowledging these  
1060 unacceptable costs, King County and other partners have expanded alternative approaches to prevent  
1061 unnecessary engagement with law enforcement and the criminal legal system, including jail diversion programs  
1062 and increased coordination with health and human services programs((, in order to prevent unnecessary  
1063 engagement with law enforcement and the criminal justice system. These efforts have begun to show results, and  
1064 the Health and Human Services Transformation and Strategic Plan continue this emphasis)).

1065  
1066 The King County Regional Homelessness Authority was created to coordinate funding, contracting, service  
1067 delivery, and performance measurement for the regional homelessness crisis response system. After King  
1068 County and the City of Seattle signed the Interlocal Agreement for the establishment of the Regional  
1069 Homelessness Authority in 2020, and with support from the Sound Cities Association, the transition of  
1070 homelessness crisis response to the Regional Homelessness Authority began.<sup>27</sup> The County continues to  
1071 separately fund and manage investments in capital housing development and other permanent housing purposes.

1072  
1073  
1074 **H-201                      In coordination with local jurisdictions, funding partners and community**  
1075 **partners, King County ((will seek to build and)) shall develop and sustain**  
1076 **coordinated regional health and human services and behavioral health systems**

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<sup>27</sup> Ordinance 19039

- 1077 to provide services, support((s)), safety, and opportunity to those most in need.  
1078 In carrying out its role in such systems, King County ~~((government will))~~ shall:  
1079 a. Work with other jurisdictions and organizations to ~~((define))~~ implement a  
1080 regional health and human services and behavioral health system((s))  
1081 and strengthen financing, access, and overall effectiveness of services;  
1082 b. Collaborate with other funders to ~~((assure))~~ ensure coordination in how  
1083 funds are used, and continue to explore improvements to system design,  
1084 contracting, and data collection and analysis; and  
1085 c. ~~((Retain responsibility for the development and implementation of~~  
1086 ~~mandated, through law or adopted County policy, countywide specialty~~  
1087 ~~systems for behavioral health (including mental health and substance~~  
1088 ~~use disorder treatment), physical, emotional, and cognitive health, public~~  
1089 ~~health, (drug and alcohol abuse and dependency, veterans, older adults,~~  
1090 ~~children and youth, vulnerable adults, and people with developmental~~  
1091 ~~disabilities;~~  
1092 d. ~~Define its regional role in other human service and prevention-oriented~~  
1093 ~~systems, including systems that address homelessness, older adults'~~  
1094 ~~needs, domestic violence, sexual assault, crisis diversion and re-entry,~~  
1095 ~~early intervention and prevention, and youth and family services;~~  
1096 e. ~~Assess and measure the health and needs of King County's residents on~~  
1097 ~~an ongoing basis and modify strategies to respond to changing needs,~~  
1098 ~~outcomes, and new research; and~~  
1099 f.) Review the effectiveness and appropriateness of this policy framework  
1100 periodically and revise if needed.  
1101

1102 **H-201a** King County shall retain responsibility for implementation of mandated, through  
1103 law or policy, countywide specialty systems for: behavioral health, including  
1104 mental health and substantive use disorder treatment; physical, emotional, and  
1105 cognitive health; public healthy; veterans; older adults; children and youth;  
1106 vulnerable adults; and people with developmental disabilities.  
1107

1108 **H-201b** King County shall partner with regional bodies, such as the King County  
1109 Regional Homelessness Authority, that lead other human service and prevention-  
1110 oriented systems, including those that address, homelessness, older adults'  
1111 needs, domestic violence, sexual assault, crisis diversion and re-entry, early  
1112 intervention and prevention, youth and family services, and climate-related  
1113 emergencies.  
1114

1115 **H-202** King County ~~((s priorities for))~~ shall prioritize human service ~~((investments will~~  
1116 ~~be))~~ programs and services that help people in need become more stable and  
1117 ~~((resilient))~~ healthy, and that prevent or reduce the need for costly emergency

1118 medical services, crisis services, and involvement with the criminal ~~((justice))~~  
1119 legal system. King County ~~((will))~~ shall focus resources and efforts on effective  
1120 intervention and prevention that improve individual and community quality of life  
1121 and enhance equity and racial and social justice. King County ~~((will))~~ shall  
1122 preserve the resources necessary to collaborate as a true partner in regional  
1123 human service systems. These focus areas include the following priority  
1124 investment areas, which are consistent with other regional plans and initiatives:  
1125 a. Job readiness, support for job development in business innovation  
1126 districts;  
1127 b. Affordable housing;  
1128 c. Community and economic development activities;  
1129 d. ~~Strategies to ((make homelessness rare, brief and one-time))~~ create a  
1130 homelessness response system that centers people with lived  
1131 experience to focus on responding to needs and eliminating inequities,  
1132 to end homelessness for all; ((and))  
1133 e. Behavioral health services (including crisis services, mental health  
1134 treatment, substance use disorder treatment, co-occurring disorder  
1135 treatment, and housing support services); and  
1136 f. Strategies and programs to build the life, academic, and employment  
1137 skills for young people to reach their full potential as they transition from  
1138 childhood to adulthood.  
1139

1140 H-202a King County shall support and incentivize culturally relevant child care  
1141 programming for new and existing licensed early learning and child care facilities  
1142 to increase affordability for families across all income levels, especially those  
1143 located in child care access deserts and/or which serve families who experience  
1144 additional barriers to accessing child care.  
1145

1146 ~~H-203 ((King County will apply principles that promote effectiveness, accountability and~~  
1147 ~~equity and social justice.))~~ King County ~~((embraces))~~ shall apply the following  
1148 principles to promote effectiveness, accountability, equity, and racial and social  
1149 justice in its health and human service actions and investments:  
1150 a. King County ~~((will))~~ shall provide information to the community on its  
1151 health, human services, and behavioral health system planning and  
1152 evaluation activities, funding processes and criteria, and on the results  
1153 of its investments in a transparent, accountable, and culturally- and  
1154 audience-appropriate manner;  
1155 b. King County ~~((will))~~ shall uphold federal, state, and local laws against  
1156 discrimination; promote culturally ~~((competent,))~~ relevant and equitable  
1157 ~~((and relevant))~~ service delivery;

- 1158 c. ~~((and will))~~ **King County shall** work to end disparities in social, health,  
1159 and economic status among communities and people of different racial  
1160 and ethnic backgrounds;
- 1161 ~~((e-))~~ **d.** King County ~~((will))~~ **shall** work with local service providers to provide  
1162 behavioral health services to ~~((low-income))~~ individuals in need,  
1163 including high quality equitable prevention, crisis diversion, mental  
1164 health, substance abuse disorder, and co-occurring disorder treatment  
1165 services to youth, young adults, and older adults. The ~~((e))~~ County ~~((will))~~  
1166 **shall** assume primary responsibility for coordinating the provision of  
1167 countywide behavioral health services, working in partnership with the  
1168 state, cities, and local service providers;
- 1169 ~~((e-))~~ **e.** King County ~~((will))~~ **shall** ~~((encourage))~~ **support** service approaches that  
1170 promote recovery and ~~((resiliency))~~ **resilience** and support individuals  
1171 and families to achieve their full potential to live meaningful and  
1172 productive lives in the community;
- 1173 ~~((e-))~~ **f.** King County ~~((will))~~ **shall** foster integration of systems of care through  
1174 increased information sharing and collaborative efforts across agencies  
1175 and programs for the purpose of improved service delivery,  
1176 coordination, and shared outcomes; and
- 1177 ~~((f-))~~ **g.** ~~((Together with its partners,))~~ King County ~~((will))~~ **shall, together with its**  
1178 **partners**, assess and respond to changing human service and behavioral  
1179 health needs and use data, research, innovation, analysis, and  
1180 evidence-based practices to drive its investments.

- 1181
- 1182 **H-204** King County shall strive to apply principles that lead to thriving healthy  
1183 communities in all neighborhoods of the ~~((region))~~ county. King County ~~((will))~~  
1184 **shall** support public health investments that help all residents to live in thriving  
1185 communities where they have the opportunity to make healthy choices. King  
1186 County shall support:
- 1187 a. Access to safe and convenient opportunities to be physically active,  
1188 including access to walking, bicycling, recreation, and transit  
1189 infrastructure;
  - 1190 b. Access to healthy, affordable foods and the elimination of food deserts;
  - 1191 c. Protection from exposure to harmful environmental agents, such as lead,  
1192 and infectious disease;
  - 1193 d. Access to transportation infrastructure designed to prevent pedestrian,  
1194 bicyclist and motor vehicle-related injuries;
  - 1195 e. ~~((Residential-n))~~ **Neighborhoods** free from violence and fear of violence;
  - 1196 f. Protection from involuntary exposure to second~~((-))~~hand tobacco smoke  
1197 and under-age access to tobacco products;

- 1198 g. Protection from disproportionate retail and promotion of products
- 1199 known to cause poor health outcomes, such as tobacco and cannabis, in
- 1200 areas where residents have higher social vulnerability and risk factors;
- 1201 h. Community amenities and design that maximizes opportunities for social
- 1202 connectivity and stress reduction; and
- 1203 ~~((h-))~~ i. A range of health services, including timely emergency response and
- 1204 culturally-~~((specific))~~relevant preventive medical, behavioral, and dental
- 1205 care within their community.

1207 **H-205** King County ~~((will))~~ shall support and implement health-related policies and  
1208 programs that address the social determinants of health and the built  
1209 environment by partnering with health care services, community-based  
1210 organizations, foundations, other regional agencies, boards, commissions, and  
1211 elected officials to improve public health.

1213 **H-206** King County ~~((will))~~ shall ~~((encourage))~~ support significant increases in the role  
1214 and influence of residents living in communities that have disproportionately  
1215 lower health outcomes by intentionally engaging people who are affected by  
1216 health and human services policy development, planning, and service delivery in  
1217 authentic and meaningful ways, especially residents living in communities that  
1218 have disproportionately lower health outcomes.

1220 ~~((H-207))~~ King County recognizes that poverty, lack of affordable housing and lack of  
1221 access to economic opportunity for all residents are critical public health issues.  
1222 King County will take steps to address these issues through ongoing county  
1223 plans, programs and funding.)

1224 **H-208** King County ~~((will))~~ shall, to the extent possible, ~~((locate))~~ promote the location of  
1225 health and human services facilities ~~((where))~~ in areas that balance the County's  
1226 shared interests in service delivery that is ~~((most cost))~~ more accessible,  
1227 effective, and efficient. The equity and racial and social justice opportunities and  
1228 impacts of possible locations ~~((will))~~ shall be taken into account. Locations  
1229 should be easily accessible to anticipated clientele via various transportation  
1230 methods including public transit, make the best use of existing facilities and  
1231 opportunities to co-locate services and be ~~((compatible with adjoining uses))~~  
1232 consistent with the land use elements of the Comprehensive Plan.

1234 **H-208a** ~~((When a health and human services facility is being relocated,))~~ King County  
1235 ~~((consideration))~~ should consider and work to minimize the impact on current  
1236 clients when a health and human services facility is being relocated, such as  
1237

1238 accessibility, transportation options, and services available at the relocated  
1239 facility.  
1240

1241 **Health Equity in Housing**

1242 Housing characteristics, including location, surrounding conditions, size, indoor air quality, ambient pollution  
1243 exposure, and amenity availability have significant effects on household residents' physical and mental health.  
1244 Household conditions in the built environment, where people spend the most time, have a pronounced effect on  
1245 health outcomes, especially for children and youth experiencing their sensitive years of physical, emotional, and  
1246 mental development.

1247  
1248 An unaffordable housing market, historical racially restrictive covenants, and other patterns of systemic  
1249 disinvestment based on racial composition of neighborhoods have resulted in significant disparities in housing-  
1250 related health outcomes. In King County, asthma, mental health challenges, and elevated blood lead levels are  
1251 more prevalent in households of greater social vulnerability. King County has regulatory or programmatic reach  
1252 to address many housing-related health challenges. Most new affordable housing is developed in accordance  
1253 with Washington State Evergreen Sustainable Development Standards, and substantial renovation of existing  
1254 housing may require upgrades to current building code. Currently, indoor air quality is being improved in the  
1255 limited number of homes that receive equipment and/or technical assistance from Public Health – Seattle &  
1256 King County and partner programs.

1257  
1258 The policies in this section are intended to work upstream of programmatic responses, to help avoid and mitigate  
1259 exposures and harms. Progress toward health equity in housing will benefit from these policies that address  
1260 prevalent, enduring, and/or uniquely harmful exposure considerations. They point to harm-reduction  
1261 countermeasures in housing development characteristics, in the operations and maintenance stages, and housing  
1262 demolition practices.

1263  
1264 **Asthma Prevention**

1265 Approximately six percent of children and nearly nine percent of adults in the King County have been diagnosed  
1266 with asthma. The demographic group in which this chronic disease is most common is American  
1267 Indians/Alaska Natives with a prevalence of over 26 percent.<sup>28</sup> The precise cause of asthma is unknown, yet  
1268 there are many environmental factors known to trigger asthma attacks including dust mites, pests such as rats  
1269 and cockroaches, mold, pollen, air pollution, chemical exposures, and smoke. Housing is perhaps the most  
1270 critical social determinant in asthma health disparities. Water intrusion, which can stem from plumbing leaks,  
1271 roof leaks, and unventilated or damp basements, may lead to mold development and attract pests. Cracks and  
1272 holes in the walls and water leaks are associated with cockroach allergen. Research has shown that household

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<sup>28</sup> Behavioral Risk Factor Surveillance System, 2019

1273 repairs to address these conditions reduce asthma symptoms and hospitalizations and improve quality of life.<sup>29</sup>  
1274 One study found that these repairs are as effective as one year of inhaled corticosteroid in reducing asthma  
1275 symptoms among children with asthma.<sup>30</sup> (Kercsmar et al, 2006)

1276  
1277 **H-303** **Public Health-Seattle & King County should reduce the prevalence and harm of**  
1278 **asthma by conducting population studies, providing technical support to policy**  
1279 **advocates, and training and deploying a Community Health Worker program.**  
1280

1281 **Safe Firearm Storage**

1282 Crime and perceived safety varies by geographic area in King County and is an equity and racial and social  
1283 justice concern. Safe communities promote resiliency and can act as a protective factor preventing violence and  
1284 other crime. In particular, ((G))gun violence, including suicide, is ((in-particular)) a public health and public  
1285 safety issue. Unsafely stored firearms are a risk factor for suicide or other violence in the home. In addition,  
1286 unsafe storage contributes to gun theft, which can result in the gun finding its way into the hands of someone  
1287 planning to use it for suicide, homicide, or assault. ((Over half of King County residents who own firearms  
1288 (approximately 123,000 people; based on 2014 data) report that they store at least one firearm unlocked. King  
1289 County’s Child Death Review regularly documents cases where unsafe firearm storage resulted directly or  
1290 indirectly in a child’s death.)) For the most recent three years for which King County data are available (2016,  
1291 2018, and 2020), 27 percent of firearm owners with children and 44 percent of firearm owners without children  
1292 kept their firearms stored unlocked.<sup>31</sup> Evidence has shown that safely storing firearms -- unloaded and locked – is  
1293 a protective factor in preventing youth suicide. Safe storage can also limit theft, and the expansion of the illegal  
1294 gun market. Education of firearm owners about safe firearm storage is a key public health strategy, as is making  
1295 safe firearm storage an easy choice. Emerging evidence also shows that community and housing design can  
1296 decrease violence in communities, including firearm violence.

1297  
1298 **((H-209)) H-304** **King County should work to address the public health and public safety crisis of**  
1299 **gun violence by: collecting epidemiological and other data((:)); engaging with**  
1300 **cities, local neighborhoods, and other ((stakeholders,)) partners; and making**

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<sup>29</sup> Bryant-Stephens TC, Strane D, Robinson EK, Bhambhani S, Kenyon CC. Housing and asthma disparities. J Allergy Clin Immunol. 2021 Nov;148(5):1121-1129. doi: 10.1016/j.jaci.2021.09.023. Epub 2021 Sep 29. PMID: 34599980; PMCID: PMC9809049.

<sup>30</sup> Kercsmar CM, Dearborn DG, Schluchter M, Xue L, Kirchner HL, Sobolewski J, Greenberg SJ, Vesper SJ, Allan T. Reduction in asthma morbidity in children as a result of home remediation aimed at moisture sources. Environ Health Perspect. 2006 Oct;114(10):1574-80. doi: 10.1289/ehp.8742. PMID: 17035145; PMCID: PMC1626393.

<sup>31</sup> Washington State Department of Health, Center for Health Statistics, Behavioral Risk Factor Surveillance System, 2016, 2018, 2020. Prepared by Public Health – Seattle & King County Assessment, Policy Development, and Evaluation Unit 8/2023

1301 information available that promotes safe firearm storage and fosters community  
1302 safety.

1303  
1304 **H-305** **King County shall work with jurisdictions, the private sector, state and federal**  
1305 **governments, other funders of public housing, other public agencies, and the**  
1306 **nonprofit sector to support public and private housing that allows for the**  
1307 **opportunity to encourage permanent safe firearm storage locations that make**  
1308 **safe storage an easy choice and foster safety from injury and violence, through**  
1309 **exploring housing and community designs that are shown to increase**  
1310 **connectivity and reduce violence.**

1311

1312 **Reducing Lead Exposure**

1313 Although exposures to lead have generally decreased as a result of regulatory interventions, lead poisoning  
1314 remains a significant, but preventable, environmental ~~((health))~~ justice problem. ~~((Our))~~ The most vulnerable  
1315 populations are children under ~~((6))~~ six years of age. The largest source of lead exposure nationwide and in King  
1316 County is lead-based paint. The greatest lead based paint risk is in housing built before 1978. The ~~((2010-2014))~~  
1317 2017-2021 American Community Survey ((5-Year)) Public Use Microdata Sample indicates that among King  
1318 County children under age six, 46 percent live in homes built before 1978. ((Estimates shows 54%)) Forty-eight  
1319 percent of all King County housing was built prior to 1978 ~~((indicating that over 471,000 households, single~~  
1320 ~~family, and multi-units could pose a lead hazard)).~~ The preferred method for eliminating exposure from lead-  
1321 based paint would be to remove it from all housing; however, it is impracticable to require this of all property  
1322 owners. King County assists building and home~~((-))~~owners and tenants to become aware of the lead-based paint  
1323 risks, its impacts to health, and the tools and requirements needed to reduce exposures including the use of lead  
1324 safe work practices.

1325

1326 ~~((H-240))~~ **H-306** **King County ((should)) shall seek to develop strategies to ((decrease)) eliminate**  
1327 **exposure to lead where children, youth, and families live, learn and play,**  
1328 **including:**  
1329 **a. Advocating for countywide efforts to screen all children (at 12 months**  
1330 **and 24 months) for exposure to lead poisoning and monitoring of this**  
1331 **data;**  
1332 **b. Working to ensure all renovation, repair, and painting work that disturbs**  
1333 **painted surfaces in pre-1978 dwellings be performed in compliance with**  
1334 **the requirements of the Washington Department of Commerce to reduce**  
1335 **exposure to lead contaminated dusts; and**  
1336 **c. Working to ensure strategies are used that minimize or eliminate the**  
1337 **spread of lead dust during the demolition of pre-1978 residential and**  
1338 **commercial buildings, including community education and notification.**

1339

1340 ~~((H-211) King County shall advocate for regional efforts to screen all children (at 12~~  
1341 ~~months and 24 months) for exposure to lead poisoning.~~

1342  
1343 ~~H-212 King County should work to ensure all renovation, repair and painting work that~~  
1344 ~~disturbs painted surfaces in pre-1978 dwellings be performed in compliance with~~  
1345 ~~the requirements of the Washington Department of Commerce to reduce~~  
1346 ~~exposure to lead contaminated dusts.~~

1347  
1348 ~~H-213 King County should work to ensure strategies are used that minimize or~~  
1349 ~~eliminate the spread of lead dust during the demolition of pre-1978 residential~~  
1350 ~~and commercial buildings, including community education and notification.))~~

## 1352 **People-Centered Design**

1353 It is critical to consider the role of the built environment in healing and with how health services are provided.  
1354 Consideration of the physical environment can also support trauma-informed care by health service providers.<sup>32</sup>

1355  
1356 Trauma is a nearly universal experience of people with mental health and substance use disorders, those  
1357 who have experienced violence (SAMHSA, 2014), those living in poverty (Collins et al., 2010), and  
1358 those who have experienced homelessness (Hopper et al., 2010) – the very people likely to be served by  
1359 shelters, supportive housing, and affordable housing ... Because of its prevalence and the significance of  
1360 related physical and mental health outcomes, trauma is a critical consideration for design of all housing  
1361 types—and for shelters and supportive housing in particular.<sup>33</sup>

1362  
1363 The built environment informs and is shaped by models of care and good design practice. It has the potential to  
1364 transform the quality of life people experience when they are in care.<sup>34</sup> Thoughtful people- and patient-centered  
1365 design has the potential to build on the individual's and/or communities' resiliency,<sup>35</sup> mitigate prior trauma,  
1366 prevent further harm, and promote healing, especially when developed in consultation with those experiencing  
1367 the space. Such design incorporates elements that support physical, psychological, and emotional safety, which

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<sup>32</sup> United States Department of Health & Human Services, Substance Abuse and Mental Health Services Administration's Concept of Trauma and Guidance for a Trauma-Informed Approach; United States Department of Health & Human Services, Substance Abuse and Mental Health Services Administration's Trauma and Justice Strategic Initiative; July 2014

<sup>33</sup> Designing for Healing Dignity & Joy - Promoting Physical Health, Mental Health, and Well-Being Through Trauma-Informed Design; Shopworks Architecture Group 14 Engineering, University of Denver Center for Housing and Homelessness Research; 2020; pages 6-7

<sup>34</sup> Phillippa Carnemolla, Deborah Debono, Fleur Hourihan, Suyin Hor, Hamish Robertson, Jo Travaglia, The influence of the built environment in enacting a household model of residential aged care for people living with a mental health condition: A qualitative post-occupancy evaluation; Health & Place Volume 71 (2021); Article 102624, pp. 1-15

<sup>35</sup> Resiliency is being defined under the concept of resilience has been used in developmental psychology and psychiatry to describe individuals' capacities to achieve well-being and thrive despite significant adversity. Kirmayer, Laurence J., et al. "Community resilience: Models, metaphors and measures." International Journal of Indigenous Health Vol. 5 No. 1 (2009): 62-117.

1368 can include: access to nature, clear wayfinding, wider hallways, open and well-lit stairways, clear sightlines,  
1369 noise mitigation, flexible lighting, calming paint colors, exterior fences, reflecting and honoring culture, and  
1370 warm and welcoming open spaces and communal areas.

1371

1372 **H-307** **People-centered design elements that includes principles of patient-centered,**  
1373 **recovery-oriented, and trauma-informed care should be considered and**  
1374 **incorporated in County-owned or funded regional health and human services**  
1375 **facilities, behavioral health facilities, emergency housing, transitional and**  
1376 **permanent supportive housing, and affordable housing.**

1377