Housing Needs in South King County

Prepared for the SEA Stakeholder Advisory Round Table (StART) Meeting

Wednesday, October 25, 2023

McCaela Daffern
Regional Affordable Housing Implementation Manager
King County Dept. of Community and Human Services
King County Affordable Housing Committee Purpose

The Affordable Housing Committee of the Growth Management Planning Council serves as a regional advisory body with the goal of recommending action and assessing progress toward implementation of the Regional Affordable Housing Task Force Five Year Action Plan.

The Committee functions as a point of coordination and accountability for affordable housing efforts across King County.

More information: www.kingcounty.gov/AHC
Comprehensive Plans

- Guide decisions, services, and future action on a wide range of topics, including:
  - housing
  - land use
  - transportation
  - parks
  - capital facilities
  - the natural environment
- Next update due December 31, 2024
- **Must be consistent with the Countywide Planning Policies (CPPs), Multicounty Planning Policies, and the Growth Management Act**
CPP Housing Amendment Highlights | 2021

CPPs substantively amended in 2021

✓ Aligned with new housing-related amendments to the Growth Management Act
✓ Provided a policy framework for equitably meeting housing needs
✓ Incorporated Regional Affordable Housing Task Force recommendations to greatest extent possible
✓ Established annual reporting and monitoring of housing elements
CPPs amended again in 2023 pending ratification

✓ Established countywide and jurisdictional permanent need by income level and emergency housing need

✓ Jurisdictions must plan for and accommodate the need for all economic segments and emergency housing

✓ Two policies added, requiring jurisdictions to adopt and implement policies/strategies that:
  • Improve the effectiveness of existing housing policies
  • Address gaps to meet the jurisdiction’s housing need and eliminate racial and other housing access and choice disparities

✓ Establishes timebound accountability framework with external assessment and required action to adjust if shortfalls identified
Plan for and accommodate the jurisdiction’s allocated share of countywide future housing needs for moderate-, low-, very low-, and extremely low-income households as well as emergency housing, emergency shelters, and permanent supportive housing.

Sufficient planning and accommodations are those that:

- comply with the Growth Management Act requirements for housing elements in Revised Code of Washington 36.70A.020 and 36.70A.070,
- outline regulatory and nonregulatory measures to implement the comprehensive plan (Washington Administrative Code 365-196-650), and
- comply with policies articulated in this chapter.

Projected countywide and jurisdictional net new housing needed to reach projected future need for the planning period is shown in Table H-1.\(^4\)

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\(^4\) Refer to Table H-2 in Appendix 4 for countywide and jurisdictional future housing needed in 2044 and baseline housing supply in 2019.
King County Countywide Housing Needs

Source: King County Council Ordinance 19660 amending the King County Countywide Planning Policies
Adopted Housing Growth Targets and Total Net New Housing Units Needed, 2019-2044

- Normandy Park: 153
- Des Moines: 3,800
- SeaTac: 5,900
- Tukwila: 6,500
- Burien: 7,500
- Federal Way: 11,260

Source: King County Council Ordinance 19660 amending the King County Countywide Planning Policies
Percent Increase in Housing Growth and Net New Housing Units Needed Over Current Housing Supply, 2019-2044

### Cities & Towns

<table>
<thead>
<tr>
<th>City</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>Normandy Park</td>
<td>5%</td>
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### High Capacity Transit Communities

<table>
<thead>
<tr>
<th>City</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>Des Moines</td>
<td>29%</td>
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</table>

### Core Cities

<table>
<thead>
<tr>
<th>City</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>SeaTac</td>
<td>74%</td>
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<tr>
<td>Tukwila</td>
<td>50%</td>
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<tr>
<td>Burien</td>
<td>36%</td>
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<tr>
<td>Federal Way</td>
<td>30%</td>
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</table>

Source: King County Council Ordinance 19660 amending the King County Countywide Planning Policies
Existing Housing Supply Plus Net New Permanent Need

- **Normandy Park**: 2,960
- **Des Moines**: 17,022
- **SeaTac**: 17,674
- **Tukwila**: 15,243
- **Burien**: 28,285
- **Federal Way**: 48,937

**Source**: King County Council Ordinance 19660 amending the King County Countywide Planning Policies
Number of Jurisdictional Net New Permanent Housing Units Needed by 2044 by Income Level

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>0 to ≤30% PSH</th>
<th>0 to ≤30% Non-PSH</th>
<th>&gt;30 to ≤50%</th>
<th>&gt;50 to ≤80%</th>
<th>&gt;80 to ≤100%</th>
<th>&gt;100 to ≤120%</th>
<th>&gt;120%</th>
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</thead>
<tbody>
<tr>
<td>Normandy Park</td>
<td>153</td>
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<td>Des Moines</td>
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<td>Burien</td>
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<tr>
<td>Federal Way</td>
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<td>11,260</td>
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</tbody>
</table>

Source: King County Council Ordinance 19660 amending the King County Countywide Planning Policies
Percent Share of Jurisdictional Net New Permanent Housing Needed at Each Income Level by 2044

Source: King County Council Ordinance 19660 amending the King County Countywide Planning Policies
Net New Emergency Housing Units/Beds Needed by 2044

- Normandy Park: 29
- Des Moines: 726
- SeaTac: 1,127
- Tukwila: 1,242
- Burien: 1,433
- Federal Way: 2,152

Source: King County Council Ordinance 19660 amending the King County Countywide Planning Policies
Process to Establish Needs

• Process was collaborative and informed by stakeholders

• Throughout 2022, AHC staff frequently consulted with or briefed
  - **GMA and House Bill 1220 subject matter experts**: Commerce and PSRC
  - **Local elected officials**: GMPC and AHC
  - **Impacted planners**: Staff on the Interjurisdictional Team, the Housing Interjurisdictional Team, and King County Planning Directors
  - **Communities most disproportionately impacted by housing cost burden**: Community Partners Table
Other Relevant CPPs

Avoid/mitigate exposure to environmental hazards and pollutants, including noise

- **Housing-25** Plan for residential neighborhoods that protect and promote the health and well-being of residents by supporting equitable access to clean air, soil and water, and by avoiding or mitigating exposure to environmental hazards and pollutants.

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

- **Transportation-17** Promote coordinated planning and effective management to optimize the movement of people and goods in the region’s aviation system in a manner that minimizes health, air quality, and noise impact to the community, especially frontline communities. Consider demand management alternatives as future aviation growth needs are analyzed, recognizing capacity constraints at existing facilities and the time and resources necessary to build new ones. Support the ongoing process of development of a new commercial aviation facility in Washington State.
Other Relevant CPPs

Coordinate with other jurisdictions and the airport

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

Leverage and support key regional assets like the airport

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

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