# Livable City Year – Skyway-West Hill

King County is interested in developing an ongoing partnership with the University of Washington Livable City Year program to provide research, analysis, and recommendation to address the needs of the residents of Skyway-West Hill and North Highline. One of the most-pressing needs facing these communities is a set of programmatic and regulatory tools to address the risk of residential displacement they are experiencing. Skyway-West Hill and North Highline are some of the most diverse and lowest income areas of unincorporated King County. As the Puget Sound region has experienced economic growth over the past several decades and most-recently since the end of the economic recession around 2012, these communities have experienced increased risk of residential displacement resulting from the rising cost of housing. The County wants to take proactive regulatory and programmatic steps to stem this tide before it overwhelms current residents and they have no choice but to leave the community they call home.

Driven by King County’s equity and social justice goals. The creation and delivery of the required analysis should reflect the values and strategies of the County’s equity and social justice strategic plan.

1. Conduct a literature review containing citations of research associated with implementation and effectiveness of the measures itemized below. A compendium of the articles reviewed shall be shared with King County in an electronic format for future reference. One result of the literature research shall be a glossary that provides for a common understanding of and use of particular technical terms.
   1. Inclusionary zoning
   2. Mobile home park preservation
   3. Residential community benefit agreements
   4. Relocation assistance
   5. Community preference and right-to-return policies
   6. Redevelopment assistance
   7. No net loss of affordable housing units
2. In regards to Inclusionary Zoning, provide recommendations for ideal levels of required numbers of units, levels of affordability (based on area median income), and length of unit protections by performing the following:
   1. Review and summarize other comparable jurisdictions’ inclusionary zoning programs
   2. Market analysis for the two submarkets of Skyway-West Hill and North Highline
   3. Review the feasibility for flexible or dynamic model that is scaled to project sizes, sub-market conditions, and incentive structures
   4. Benefits and drawbacks of using different AMI measures
   5. If units are not required to be provided identify a method or determining an appropriate linkage fee/in-lieu fee (per every unit created), including for moderate density dwellings (e.g. duplex, townhome, fourplex, etc.)
3. In coordination with King County staff, provide an equity impact review (utilizing the King County Office of Equity and Social Justices Equity Impact Review process) of the measures above and describe how they may impact, both positively and negatively, the communities of Skyway-West Hill and North Highline.
4. Utilizing existing tools and resources, analyze the risk of residential, commercial and cultural displacement due to increasing economic pressures within Skyway-West Hill and North Highline. Upon completion of the risk analysis, provide a summary of the various risk factors contributing to the risk and present strategies for the County to consider that may mitigate the risks.