

October 16, 2017
SDO Evaluation

cmj/ea

Sponsor: McDermott

Proposed No.: 2017-0317

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**
2 **2017-0317, VERSION 1**

3 On page 20, beginning on line 447, strike everything through page 22, line 488, and
4 insert:

5 "SECTION 8. A. A written evaluation of the special district overlay, as adopted
6 in section 6 of this ordinance, shall be conducted by the executive to assess the efficacy
7 of its scope and standards in achieving the overlay's purpose of incentivizing affordable
8 housing within the Vashon Rural Town, and shall include recommendations to retain,
9 amend or repeal the special district overlay. The evaluation shall examine the advantages
10 and disadvantages of the special district overlay, including a review of the relationship
11 between the parcels that the special district overlay applies to and potable water supply.
12 Other factors the evaluation shall consider include, but are not limited to: the public
13 benefits and risks of retaining or repealing the special district overlay; the current need
14 for affordable housing on Vashon-Maury Island, including for households with incomes
15 at or below thirty percent of area median income; infrastructure capacity, including
16 public roads and sewer; and potential impacts to affordable housing funding if the special
17 district overlay is modified or eliminated.

18 B. The evaluation shall include annual reports and a final report:

19 1. The executive shall conduct preliminary evaluations that include the
20 information in subsection A. of this section, as well as the following information:

21 a. a list and evaluation of ongoing permit applications using the special district
22 overlay, and feedback from those permit applicants on the efficacy of the special district
23 overlay;

24 b. evaluation of whether any code changes are necessary to further the purpose
25 of the special district overlay; and

26 c. for the first annual report and the final report, information of other
27 jurisdictions approaches to incentivizing development of affordable housing, and
28 evaluation of whether those approaches would be appropriate to Vashon-Maury Island.

29 d. The executive shall file three preliminary evaluation reports, and either a
30 motion accepting each report or an ordinance proposing necessary code changes to
31 further the purposes of the special district overlay. These reports shall be filed annually
32 no later than December 31, 2018, December 31, 2019, and December 31, 2020, in the
33 form of a paper original and an electronic copy with the clerk of the council, who shall
34 retain the original and provide an electronic copy to all councilmembers, the council chief
35 of staff, the policy staff director and the lead staff for the transportation, economy and
36 environment committee, or its successor. When the trigger for a final evaluation under
37 subsection B.2.a. occurs, any subsequent annual reports shall not be required; and

38 2. A draft final evaluation shall be completed within ninety days of the
39 occurrence of one the following, whichever comes first:

40 a. issuance of the first permit necessary for construction that would result in a
41 cumulative total of one hundred twenty affordable housing units within the special
42 district overlay; or

43 b. four years after the effective date of this ordinance.

44 C. The department shall produce a draft final evaluation including the
45 information required in this section.

46 D. The department shall include a public comment period for the department's
47 draft evaluation described in subsection A. of this section. The public comment period
48 shall be at least forty-five days from the date of publication in the Vashon-Maury Island
49 newspaper of record. As part of this public comment period, the department shall:

50 1. Publish notice of the draft evaluation's availability in the Vashon-Maury
51 Island newspaper of record that includes locations where the draft evaluation is available;

- 52 2. Request comments of the King County water district 19 and the Vashon
53 sewer district;
- 54 3. Request comments from any developer that has applied for approval under
55 the special district overlay provisions;
- 56 4. Provide a copy at the local library;
- 57 5. Provide an electronic copy on the department's website; and
- 58 6. Send electronic notice to the clerk of the council, who shall retain the original
59 email and provide an electronic copy to all councilmembers, the council chief of staff, the
60 policy staff director and the lead staff for the transportation, economy and environment
61 committee, or its successor.

62 E. After the public comment period has ended, the department shall prepare a
63 final evaluation of the special district overlay, incorporating or responding to the
64 comments received. Within sixty days of the end of the end of the public comment
65 period, the executive shall file a final evaluation report, a motion accepting the report,
66 and an ordinance that implements any proposed changes to the special district overlay, in
67 the form of a paper original and an electronic copy with the clerk of the council, who
68 shall retain the original and provide an electronic copy to all councilmembers, the council
69 chief of staff, the policy staff director and the lead staff for the transportation, economy
70 and environment committee, or its successor."

71

72 In Attachment A, on page 140, after line 3760, insert:

73 "**VMI CSA Workplan Action 3: Affordable Housing Incentives**
74 The community's desire to increase opportunities for affordable housing
75 development on the Island was one of the key themes expressed during
76 outreach and development of the subarea plan. In response to this, the
77 Executive's transmitted 2016 subarea plan included creation of a new

78 Special District Overlay (SDO) to incentivize affordable housing
79 development on 246 parcels within the Rural Town of Vashon. Council's
80 review of the transmittal identified that the proposed SDO has similar
81 provisions to the existing affordable housing incentives in the County's
82 Residential Density Incentive (RDI) code in K.C.C. chapter 21A.34. This
83 existing RDI code has been insufficient incentive, as it has not been used
84 on Vashon-Maury Island.

85
86 This Workplan item directs the Executive to further evaluate how
87 affordable housing could be either required or incentivized on Vashon-
88 Maury Island. This shall include: 1) a description of the current
89 requirements and incentives in the King County Code, or supported by
90 King County Comprehensive Plan policy, related to affordable housing; 2)
91 research from other jurisdictions' approaches to incentivizing
92 development of affordable housing, including programs or proposals that
93 are developed or implemented as a result of the Regional Affordable
94 Housing Task Force;¹ 3) evaluation of potential alternative housing
95 models (including community land trusts and ADUs) and low impact
96 building practices that could support development of affordable housing
97 while limiting environmental impacts, including potential impacts to water
98 resources; 4) evaluation of whether the approaches, models, and
99 practices evaluated in #2 and #3 above would be appropriate for Vashon-
100 Maury Island; and 5) evaluation of the need, and potential strategies to
101 address the need, of affordable housing for households on the Island with
102 incomes at or below thirty percent of area median income. This report
103 shall also evaluate the implementation of the SDO being adopted as part
104 of the subarea plan adoption, as described in the evaluation section of
105 Ordinance XXXXX (Proposed Ordinance 2017-0317).

- 107 • Timeline: An Affordable Housing Incentives Report and proposed ordinance
108 to implement the recommendations in report shall be transmitted to the
109 Council for consideration by December 31, 2018.
- 111 • Outcomes: Executive shall develop and file with the Council the Affordable
112 Housing Incentives Report, which shall include identification of recommended
113 amendments to the King County Code. The Executive shall also file with the
114 Council an ordinance adopting to the Code as recommended in the Report.
- 116 • Lead: Department of Permitting and Environmental Review. Work with the
117 Office of Performance, Strategy and Budget and the Department of
118 Community and Human Services. The Department of Community and
119 Human Services should be consulted to ensure that programs or proposals
120 developed as part of the Regional Affordable Housing Task Force are
121 evaluated as part of this initiative. Executive staff shall update and coordinate
122 with the Councilmember office(s) representing Vashon-Maury Island
123 throughout the community planning process."

1 Motions 14754, 14873, 14874

125 In Attachment A, starting on page 164, after line 3826, delete Action for H-3, and insert:

H-3	<p>a. <u>King County shall ((A)) assess the King County ((zoning and planning ordinances as well as policies of King County Water District 19 and Vashon Sewer District)) Code for innovative opportunities to simplify and streamline multi-family infill development on both vacant and underdeveloped parcels.</u></p> <p>b. <u>King County should evaluate and report on potential alternative housing models (including community land trusts and ADUs) and low impact building practices that could support development of affordable housing within the Vashon Rural Town while limiting environmental impacts, including potential impacts to water resources.</u></p>	DPER	VSD WD19
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127 In Attachment A, on page 165, before line 3827, delete Action for F-6, and insert:

F-6	<p><u>King County should seek funding to evaluate countywide actions to further water quality education, assistance, and programs, such as:</u></p> <p>a. <u>Seeking funding opportunities to provide financial help to property owners interested in installing drip on-site sewage systems;</u></p> <p>b. <u>Educating residents of existing permitted uses for greywater; and</u></p> <p>c. <u>Drafting proposed code amendments for the King County Board of Health to consider allowing greywater reuse for irrigation or other uses.</u></p>	((DNRPWLRD)) DPH	((VMIGPC)) DPER
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129 **EFFECT: Amends Striking Amendment S1:**

- 130 • **In the Proposed Ordinance, this amendment would add additional evaluation**
- 131 **requirements regarding the affordable housing incentive Special District**
- 132 **Overlay (SDO). To see the proposed changes to S1, see attached for redline**
- 133 **version.**
- 134 • **In the Vashon-Maury Island CSA Subarea Plan in Attachment A to the**
- 135 **Proposed Ordinance, this amendment would:**

- 136 ○ **add a new workplan item for additional evaluation requirements**
- 137 **regarding the affordable housing incentive SDO;**
- 138 ○ **add sub-b in the implementing action for Policy H-3, which would**
- 139 **encourage the county to evaluate and report on alternative housing**
- 140 **models and low impact building practices; and**
- 141 ○ **would amend sub-c in the implementation action for Policy F-6, which**
- 142 **would include “other uses” in addition to irrigation for greywater**
- 143 **reuse.**

144 **See attached for a redline version of the changes to S1.**

On page 20, beginning on line 447, strike everything through page 22, line 488, and insert:

SECTION 8. A. A written evaluation of the special district overlay, as adopted in section 6 of this ordinance, shall be conducted by the executive to assess the efficacy of its scope, and standards ~~and efficacy~~ in achieving the overlay's purpose of incentivizing affordable housing within the Vashon Rural Town, and shall include recommendations to retain, amend, or repeal the special district overlay. The evaluation shall examine the advantages and disadvantages of the special district overlay, including a review of the relationship between the parcels that the special district overlay applies to and potable water supply. Other factors the evaluation shall consider include, but are not limited to: the public benefits and risks of retaining or repealing the special district overlay; the current need for affordable housing on Vashon-Maury Island, including for households with incomes at or below thirty percent of area median income; infrastructure capacity, including public roads and sewer; and potential impacts to affordable housing funding if the special district overlay is modified or eliminated. ~~The department shall produce a draft evaluation upon the occurrence of one the following, whichever comes first:~~

B. The evaluation shall include annual reports and a final report:

1. ~~Within~~ The executive shall conduct preliminary evaluations that include the information in subsection A. of this section, as well as the following information:

a. a list and evaluation of ongoing permit applications using the special district overlay, and feedback from those permit applicants on the efficacy of the special district overlay;

b. evaluation of whether any code changes are necessary to further the purpose of the special district overlay; and

c. for the first annual report and the final report, information of other jurisdictions approaches to incentivizing development of affordable housing, and evaluation of whether those

approaches would be appropriate to Vashon-Maury Island.

d. The executive shall file three preliminary evaluation reports, and either a motion accepting each report or an ordinance proposing necessary code changes to further the purposes of the special district overlay. These reports shall be filed annually no later than December 31, 2018, December 31, 2019, and December 31, 2020, in the form of a paper original and an electronic copy with the clerk of the council, who shall retain the original and provide an electronic copy to all councilmembers, the council chief of staff, the policy staff director and the lead staff for the transportation, economy and environment committee, or its successor. When the trigger for a final evaluation under subsection B.2.a. occurs, any subsequent annual reports shall not be required; and

2. A draft final evaluation shall be completed within ninety days of the ~~department~~ issuing occurrence of one the following, whichever comes first:

a. issuance of the first permit necessary for construction that would result in a cumulative total of one hundred twenty affordable housing units within the special district overlay; or

~~2. Four~~ b. four years after the effective date of this ordinance.

~~B.~~ C. The department shall produce a draft final evaluation including the information required in this section.

D. The department shall include a public comment period for the ~~department's~~ department's draft evaluation described in subsection A. of this section. The public comment period shall be at least forty-five days from the date of publication in the Vashon-Maury Island newspaper of record. As part of this public comment period, the department shall:

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newspaper of record that includes locations where the draft evaluation is available;

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3. Request comments from any developer that has applied for approval under the special district overlay provisions;
4. Provide a copy at the local library;
5. Provide an electronic copy on the ~~department's~~department's website; and
6. Send electronic notice to the clerk of the council, who shall retain the original email and provide an electronic copy to all councilmembers, the council chief of staff, the policy staff director and the lead staff for the transportation, economy and environment committee, or its successor.

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In Attachment A, on page 140, after line 3760, insert:

VMI CSA Workplan Action 3: Affordable Housing Incentives

The community's desire to increase opportunities for affordable housing development on the Island was one of the key themes expressed during outreach and development of the subarea plan. In response to this, the Executive's transmitted 2016 subarea plan included creation of a new Special District Overlay (SDO) to incentivize affordable housing development on 246 parcels within the Rural Town of Vashon. Council's review of the transmittal identified that the proposed SDO has similar provisions to the existing affordable housing incentives in the County's Residential Density Incentive (RDI) code in K.C.C. chapter 21A.34. This existing RDI code has been insufficient incentive, as it has not been used on Vashon-Maury Island.

This Workplan item directs the Executive to further evaluate how affordable housing could be either required or incentivized on Vashon-Maury Island. This shall include: 1) a description of the current requirements and incentives in the King County Code, or supported by King County Comprehensive Plan policy, related to affordable housing; 2) research from other jurisdictions' approaches to incentivizing development of affordable housing, including programs or proposals that are developed or implemented as a result of the Regional Affordable Housing Task Force; 3) evaluation of potential alternative housing models (including community land trusts and ADUs) and low impact building practices that could support development of affordable housing while limiting environmental impacts, including potential impacts to water resources; 4) evaluation of whether the approaches, models, and practices evaluated in #2 and #3 above would be appropriate for Vashon-Maury Island; and 5) evaluation of the need, and potential strategies to address the need, of affordable housing for households on the Island with incomes at or below thirty percent of area median income. This report shall also evaluate the implementation of the SDO being adopted as part of the subarea plan adoption, as described in the evaluation section of Ordinance XXXXX (Proposed Ordinance 2017-0317).

- Timeline: An Affordable Housing Incentives Report and proposed ordinance to implement the recommendations in report shall be transmitted to the Council for consideration by December 31, 2018.
- Outcomes: Executive shall develop and file with the Council the Affordable Housing Incentives Report, which shall include identification of recommended amendments to the King County Code. The Executive shall also file with the Council an ordinance adopting to the Code as recommended in the Report.
- Lead: Department of Permitting and Environmental Review. Work with the Office of Performance, Strategy and Budget and the Department of Community and Human Services. The Department of Community and Human Services should be consulted to ensure that programs or proposals developed as part of the Regional Affordable Housing Task Force are evaluated as part of this initiative. Executive staff shall update and coordinate with the Councilmember office(s) representing Vashon-Maury Island throughout the community planning process.

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