

2021 King County Countywide Planning Policies

**Amendments Submitted by GMPC Members and  
the Interjurisdictional Team**

Released: June 16, 2021

## Topic: Framework

## AMENDMENT TO THE MAY 21, 2021 VERSION OF THE PROPOSED 2021 KING COUNTY COUNTYWIDE PLANNING POLICES

Sponsor:	Kathy Lambert, King County	Date:	June 9, 2021
Chapter:	Framework	Policy #:	New Policy

*NOTE: Only members of the Growth Management Planning Council may submit amendments. Please submit amendments by June 9<sup>th</sup> to: [karen.wolf@kingcounty.gov](mailto:karen.wolf@kingcounty.gov) and [rmaskin@kingcounty.gov](mailto:rmaskin@kingcounty.gov)*

*NOTE: Please use legislative format (deleted text first, shown in ~~strikethroughs~~, and proposed new text second, in single underline). Or use MS Word Revision Marks. Where possible, amend entire words or phrases to improve legibility.*

In the Framework Chapter, under the subheading “Investment,” after Policy FW-3, insert the following new text:

**FW-X** Support fiscal sustainability of Rural Areas. Rural Areas provide an overall benefit for all residents of King County and strategies to fund infrastructure and services in Rural Areas may be needed to support a defined rural level-of-service.

*NOTE: Please include a clear and concise statement about the **effect** of this proposed change, including how it might have differing effects among different jurisdictions or stakeholders.*

This new policy would acknowledge that the Rural Area provides benefits to both urban and rural residents of King County and that investments may be needed to support infrastructure and services in the Rural Area in order to continue to provide those benefits.

Topic: Environment

## AMENDMENT TO THE MAY 21, 2021 VERSION OF THE PROPOSED 2021 KING COUNTY COUNTYWIDE PLANNING POLICES

Sponsor:	Kathy Lambert, King County	Date:	June 14, 2021
Chapter:	Environment	Policy #:	EN-6

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In the Environment Chapter, under the subheading "Earth and Habitat," replace Policy EN-6 with the following:

~~**EN-6** Locate development and supportive infrastructure in a manner that minimizes impacts to natural features through the use of environmentally sensitive development practices that take into account design, materials, construction, and ongoing maintenance.~~

**EN-6** Locate development in a manner that minimizes impacts to natural features. Promote the use of innovative environmentally sensitive development practices, including design, materials, construction, and on-going maintenance.

*NOTE: Please include a clear and concise statement about the **effect** of this proposed change, including how it might have differing effects among different jurisdictions or stakeholders.*

This amendment would replace Proposed Countywide Planning Policy EN-6 with the language used Multicounty Planning Policy-EN-6 in VISION 2050. This amendment would help to clarify the meaning of environmentally sensitive development practices in this policy context.

## AMENDMENT TO THE MAY 21, 2021 VERSION OF THE PROPOSED 2021 KING COUNTY COUNTYWIDE PLANNING POLICES

Sponsor:	Kathy Lambert, King County	Date:	June 14, 2021
Chapter:	Environment	Policy #:	EN-13

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In the Environment Chapter, under the subheading "Earth and Habitat" in Policy EN-13, after "economic prosperity." insert "Ensure urban tree canopy regulations are implemented consistent with the countywide goals of providing affordable housing and promoting compact development within the Urban Growth Area.

**EN-13** Enhance the urban tree canopy to provide wildlife habitat, support community resilience, mitigate urban heat, manage stormwater, conserve energy, protect and improve mental and physical health, and strengthen economic prosperity. Ensure urban tree canopy regulations are implemented consistent with the countywide goals of providing affordable housing and promoting compact development within the Urban Growth Area. Prioritize places where Black, Indigenous, and other people of color, low income, and frontline community members live, work, and play.

*NOTE: Please include a clear and concise statement about the **effect** of this proposed change, including how it might have differing effects among different jurisdictions or stakeholders.*

This change would add guidance that the policy should be implemented in a manner that is consistent with the regional and countywide goals of providing affordable housing and promoting compact development within the Urban Growth Area.

## AMENDMENT TO THE MAY 21, 2021 VERSION OF THE PROPOSED 2021 KING COUNTY COUNTYWIDE PLANNING POLICES

Sponsor:	<u>Pam Stuart</u>	Date:	<u>June 9, 2021</u>
Chapter:	<u>Environment</u>	Policy #:	<u>EN-33</u>

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PROVIDE POLICY AMENDMENT HERE

*NOTE: Please include a clear and concise statement about the **effect** of this proposed change, including how it might have differing effects among different jurisdictions or stakeholders.*

**EN-33 Encourage** Require cities in King County to develop city specific emissions inventories and data, in partnership with King County

PROVIDE EFFECT STATEMENT HERE

Since King County is now providing a significant level of assistance here, requiring cities to work with King County to produce this emissions data so that we collectively, can ensure we are taking action where it will have the biggest effect first, is imperative. The impact to cities in terms of effort or financial will now be minimal and far outweighed by the benefits of knowing where emissions are coming from.

Topic: Economy



## AMENDMENT TO THE MAY 21, 2021 VERSION OF THE PROPOSED 2021 KING COUNTY COUNTYWIDE PLANNING POLICES

Sponsor:	Councilmember Zahilay	Date:	6-8-2021
Chapter:	Economic Development	Policy #:	(new)

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In the Economic Development Chapter, under the subheading “People”, after the final sentence ending in “...skills most associated with middle wage”, insert the following new text:

To support middle-wage jobs and career training for residents of economically distressed areas, King County supports a priority hire policy that requires developers to hire local workers and businesses when their development projects are above a certain budget threshold and receive public funding.

In addition, add the following new policy:

EC-13a Promote the local workforce through priority hire programs that create middle-wage employment opportunities in historically disadvantaged communities.

*NOTE: Please include a clear and concise statement about the **effect** of this proposed change, including how it might have differing effects among different jurisdictions or stakeholders.*

Promotes the use of priority hire when development projects are above a certain budget threshold and receive public funding. This would result in jobs for local workers and businesses in economically distressed areas.

## Topic: School Siting

## AMENDMENT TO THE MAY 21, 2021 VERSION OF THE PROPOSED 2021 KING COUNTY COUNTYWIDE PLANNING POLICES

Sponsor:	Ryan Stokes, GMPC School District Representative	Date:	June 9, 2021
Chapter:	Public Facilities	Policy #:	PF-19

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**PF-19** Locate schools, institutions, and other community facilities and services that primarily serve urban populations within the Urban Growth Area, where they are accessible to the communities they serve, except as provided in Appendix 5 of the (March 31, 2012 School Siting Task Force Report) and as provided specifically for in Pierce County by RCW 36.70A.211. ~~If possible, locate~~Locate these facilities in places that are well served by transit and pedestrian and bicycle networks. Jurisdictions shall work collaboratively with school districts to ensure the availability of sufficient land and the provision of necessary educational facilities within the Urban Growth Area through compliance with PF-21 and PF-22 and through the land use element and capital facilities element of local comprehensive plans.

*NOTE: Please include a clear and concise statement about the **effect** of this proposed change, including how it might have differing effects among different jurisdictions or stakeholders.*

### PROVIDE EFFECT STATEMENT HERE

Clarify existing PF-19 language (formerly PF-18) to encourage, rather than require, locating schools in locations well-served with transit, pedestrian and bicycle networks. The amendment recognizes that adequate developable land within the UGA is scarce and that school districts have limited site alternatives. The amendment also provides for flexibility in locating particular school programs in nontraditional settings that may not meet the current policy's subjective standard for available multi-modal transit (though school districts provide school bus transportation). The amendment further recognizes that local jurisdictions, in limiting schools to the urban area, have an obligation to ensure, working cooperatively with their local school districts and through planning activities, the availability of sufficient land and the permitting of schools to address student population needs.

## AMENDMENT TO THE MAY 21, 2021 VERSION OF THE PROPOSED 2021 KING COUNTY COUNTYWIDE PLANNING POLICES

Sponsor:	Ryan Stokes, GMPC School District Representative	Date:	June 9, 2021
Chapter:	Public Facilities	Policy #:	PF-22

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**PF-22** Coordinate and collaborate with school districts to build new and expand existing school facilities within the Urban Growth Area. Jurisdictions and school districts should work together to employ strategies such as:

- a) Identifying surplus properties and private properties that could be available for new school sites;
- b) Creating opportunities for shared use of buildings, fields, and other facilities;
- c) Reviewing development regulations to increase the areas where schools can be located and to enable challenging sites to be used for new, expanded, and renovated schools;
- d) Prioritizing and simplifying permitting of schools;
- e) Considering the feasibility of locating playfields on land in the rural area directly adjacent to school sites located within the urban area and with direct access from the urban area;
- f) Partnering with school districts in planning and financing walking and biking routes for schools; and
- g) Encouraging more walking, biking, and transit ridership for students, teachers, and staff.

Strategies should recognize the school district's adopted educational program requirements, established and planned school service areas, limited availability of developable sites, and established and planned growth patterns and enrollment projections.

*NOTE: Please include a clear and concise statement about the **effect** of this proposed change, including how it might have differing effects among different jurisdictions or stakeholders.*

PROVIDE EFFECT STATEMENT HERE

Clarify existing PF-22 to encourage further collaboration consistent with PF-21 (formerly PF-19A) in recognition of the shared responsibility to ensure the provision of necessary school infrastructure. The amendment recognizes the role of elected school boards in establishing locally adopted educational program requirements, setting logical school boundaries that may cross jurisdictions, and in being fiscally responsible with regard to the delivery of public

education. It also recognizes the role and obligation of local jurisdictions in planning and providing adequate public infrastructure. The amendment sets the context of the school planning with limited site alternatives and within existing and planned growth and service needs.

## AMENDMENT TO THE MAY 21, 2021 VERSION OF THE PROPOSED 2021 KING COUNTY COUNTYWIDE PLANNING POLICES

Sponsor:	Kathy Lambert, King County	Date:	June 9, 2021
Chapter:	Public Facilities	Policy #:	PF-19/PF-20/PF-21/PF-22

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In the Public Facilities and Services Chapter, under the subheading "Locating Facilities and Services" in Policies PF-19 through PF-22, make the following changes:

**~~PF-18~~PF-19** Locate schools, institutions, and other community facilities and services that primarily serve urban populations within the Urban Growth Area, where they are accessible to the communities they serve, except as provided in Appendix 5 of the (March 31, 2012 School Siting Task Force Report) ~~and as provided specifically for in Pierce County by RCW 36.70A.211.~~ Locate these facilities in places that are well served by transit and pedestrian and bicycle networks.

**~~PF-19~~PF-20** Locate new schools and institutions ~~primarily~~ serving rural residents in neighboring cities and rural towns, except as provided in Appendix 5 of the (March 31, 2012 School Siting Task Force Report) ~~and as provided specifically for in Pierce County by RCW 36.70A.211~~ ~~and locate.~~ Locate new community facilities and services that ~~primarily~~ serve rural residents in neighboring cities and rural towns, with the limited exceptions when their use is dependent upon a rural location and their size and scale supports rural character. Site new schools, institutions, and other community facilities and services that serve rural residents in a manner that considers equity, reduces congestion and vehicle miles traveled, and reduces greenhouse gas emissions for residents in the rural area.

Public school facilities ~~to that~~ meet the needs of growing communities are an essential part of the public infrastructure. Coordination between each jurisdiction's ~~land-use~~ comprehensive plan and implementing regulations and ~~their respective~~ school district's[s] facility needs are essential for public school capacity needs to be met for urban and rural students. The following policy applies countywide and requires engagement between each school district and each city that is served by the school district. The policy also applies to King County as a jurisdiction for areas of unincorporated King County that are within a school district's service boundary. The policy initiates a periodic procedure to identify if there are individual school district siting issues and if so, a process for the school district and jurisdiction to cooperatively prepare strategies for resolving the issue.

**~~PF-19~~PF-21** Plan, through a cooperative process between jurisdictions and school districts, that public school facilities are available, to meet the needs of existing and projected residential development consistent with adopted comprehensive plan policies and growth forecasts.

Cooperatively work with each school district located within the jurisdiction's boundaries to evaluate the school district's ability to site school facilities necessary to meet the school district's identified student capacity needs. Use school district capacity and enrollment data and the growth forecasts and development data of each jurisdiction located within the school district's service boundaries.

By Commencing in January 2016 and continuing every two years thereafter, each jurisdiction and the school district(s) serving the jurisdiction shall confer to share information and determine if there is development capacity and the supporting infrastructure to site the needed school facilities.

If not, cooperatively prepare a strategy to address the capacity shortfall. Potential strategies may include:

- Shared public facilities such as play fields, parking areas and access drives
- School acquisition or lease of appropriate public lands
- Regulatory changes such as allowing schools to locate in additional zones or revised development standards
- School design standards that reduce land requirements (such as multi-story structures or reduced footprint) while still meeting programmatic needs

In 2017, and every two years thereafter, King County shall report to the GMPC on whether the goals of this policy are being met. The GMPC shall identify corrective actions as necessary to implement this policy.

**PF-22** Coordinate with school districts to build new and expand existing school facilities within the Urban Growth Area. Jurisdictions and school districts should work together to employ strategies such as:

- a) Identifying surplus public properties and private properties that could be available for new school sites;
- b) Creating opportunities for shared use of buildings, fields, and other facilities;
- c) Reviewing development regulations to increase the areas where schools can be located and to enable challenging sites to be used for new, expanded, and renovated schools;
- d) Prioritizing and simplifying permitting of schools;
- e) Considering the feasibility of locating playfields on land in the rural area directly adjacent to school sites located within the urban area and with direct access from the urban area; and
- f) Partnering with school districts to encourage in planning and financing walking and biking routes for schools; and
- g) Encouraging more walking, biking, and transit ridership for students, teachers, and staff.

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The changes would:

1. Remove an RCW reference that only applies to Pierce County and would replace it with a reference that applies to all counties planning under GMA in PF-19 and PF-20.
2. Add language to PF-20 that school siting should also consider climate change goals in a manner consistent with other CPPs.
3. Amend PF-22 to be more consistent with the language adopted in GMPC Motion 18-1.

## Topic: Job-Housing Balance



## AMENDMENT TO THE MAY 21, 2021 VERSION OF THE PROPOSED 2021 KING COUNTY COUNTYWIDE PLANNING POLICES

Sponsor:	City of Bellevue	Date:	6-16-2021
Chapter:	Development Patterns	Policy #:	DP3, DP4, DP5

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**City of Bellevue's proposed changes are reflected in red text.**

### Urban Lands

**DP-3** ~~Efficiently develop~~ Develop and use residential, commercial, and manufacturing land efficiently in the Urban Growth Area to create healthy, ~~and vibrant, and equitable~~ urban communities with a full range of urban services, and to protect the long-term viability of the Rural Area and Resource Lands. ~~Promote the efficient~~ Efficient use of land within the Urban Growth Area ~~by using~~ includes methods such as:

- a) Directing concentrations of housing and employment growth to high opportunity areas like designated centers and station areas, consistent with the numeric goals in the regional growth strategy;
- b) Encouraging compact and infill development with a mix of compatible residential, commercial, and community activities;
- c) Provide opportunities for greater housing growth closer to areas of high employment to reduce commute times
- d) ~~Maximizing~~ Optimizing the use of existing capacity for housing and employment;
- d)e) Redeveloping underutilized lands, in a manner that considers equity and mitigates displacement; and
- e)f) Coordinating plans for land use, transportation, schools, capital facilities and services.

**DP-4** ~~Concentrate housing and employment growth within the designated Urban Growth Area. Focus housing growth in the Urban Growth Area within cities, countywide designated Urban Centers~~ designated regional centers, countywide centers, ~~and locally designated local centers,~~ areas of high employment, ~~and other transit supported areas to promote access to opportunity.~~ Focus employment growth within ~~regional and countywide designated Urban and Manufacturing/Industrial Centers~~ manufacturing/industrial centers and within locally designated local centers.

**DP-5** ~~Decrease~~ Reduce greenhouse gas emissions through land use strategies that promote a mix of housing, employment, and services at densities sufficient to promote walking, bicycling, transit, and other alternatives to auto travel and look for opportunities to reduce overall commute distances by locating housing closer to areas of high employment.

*NOTE: Please include a clear and concise statement about the **effect** of this proposed change, including how it might have differing effects among different jurisdictions or stakeholders.*

The proposed changes to policies DP-3, DP-4 and DP-5 address the issue of a regional emphasis on planning for housing close to jobs so that commute times are not significant and also enables residents to live either in the community they work in or adjacent too. This serves to impact planning for additional housing proximate to larger employment centers and also reducing greenhouse gas emissions as a result of shorter commute trips. This affects both larger core cities, high capacity transit communities, and rural jurisdictions by planning for more compact development patterns.

Topic: Rural Area

## AMENDMENT TO THE MAY 21, 2021 VERSION OF THE PROPOSED 2021 KING COUNTY COUNTYWIDE PLANNING POLICES

Sponsor:	City of Snoqualmie – Mayor Matt Larson	Date:	June 1, 2021
Chapter:	Development Patterns	Policy #:	DP-11

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DP-11 When Master Planned Developments are permitted in Cities adjacent to or in the Rural Area, collaborate with King County during the development process so that impacts on surrounding Rural Area and Natural Resource Lands are avoided and mitigate.

*NOTE: Please include a clear and concise statement about the **effect** of this proposed change, including how it might have differing effects among different jurisdictions or stakeholders.*

The beneficial clarifying effect of this amendment is twofold.

1. Impacts to rural areas caused by master-planned growth within *all* adjacent UGA's could be addressed and mitigated.
2. All cities adjacent to (and not just islands within) rural areas would be required to make similar and equitable contributions.

## AMENDMENT TO THE MAY 21, 2021 VERSION OF THE PROPOSED 2021 KING COUNTY COUNTYWIDE PLANNING POLICES

Sponsor: Kathy Lambert, King County

Date: June 9, 2021

Chapter: Development Patterns

Policy #: DP-17, DP-18

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In the Development Patterns Chapter, under the subheading "Amendments to the Urban Growth Area" in Policies DP-17 and DP-18, make the following changes:

~~DP-16~~**DP-17** Allow expansion of the Urban Growth Area only if at least one of the following criteria is met:

- a) A countywide analysis determines that the current Urban Growth Area is insufficient in size and additional land is needed to accommodate the housing and employment growth targets, including institutional and other non-residential uses, and there are no other reasonable measures, such as increasing density or rezoning existing urban land, that would avoid the need to expand the Urban Growth Area; or
- b) A proposed expansion of the contiguous Urban Growth Area is accompanied by dedication of permanent open space to the King County Open Space System, where the acreage of the proposed open space:
  - 1) is at least a minimum of four times the acreage of the land added to the Urban Growth Area; ~~and~~
  - 2) is contiguous with the original 1994 Urban Growth Area with at least a portion of the dedicated open space surrounding the proposed Urban Growth Area expansion; and
  - 3) ~~Preserves~~ is onsite and preserves high quality habitat, critical areas, or unique features that contribute to the band of permanent open space along the edge of the Urban Growth Area; or
- c.) The area is currently a King County park being transferred to a city to be maintained as a park in perpetuity or is park land that has been owned by a city since 1994 and is less than thirty acres in size.

~~DP-17~~**DP-18** If Add land to the Urban Growth Area only if expansion of the Urban Growth Area is warranted based on the criteria in ~~DP-16(a) or DP-16(b)~~ DP-17(a) or DP-17(b), add land to the Urban Growth Area only if and it meets all of the following criteria:

- a) Is adjacent to the existing Urban Growth Area;
- b) For expansions based on ~~DP-16(a)~~ DP-17(a) only, is no larger than necessary to promote compact development that accommodates anticipated growth needs and is adjacent to the existing Urban Growth Area;
- ~~b~~c) For expansions based on DP-17(b), is:
  - i) adjacent contiguous to the original<sup>2</sup>1994 contiguous Urban Growth Area;

- ii) only residential development is allowed on the new urban lands;
- iii) no development on the property shall occur until the property is annexed by the city.  
These Urban Growth Area expansions require an agreement between the property owner, the annexing city, and the County;
- ~~ed~~) Can be efficiently provided with urban services and does not require any supportive facilities, services, roads, or any infrastructure to cross or be located in the Rural Area, Resource Lands, or new open space area, and does not overly burden King County road networks in the Rural Area;
- ~~de~~) Follows topographical features that form natural boundaries, such as rivers and ridge lines and does not extend beyond natural boundaries, such as watersheds, that impede the provision of urban services;
- ~~ef~~) Is not currently designated as Resource Land;
- ~~fg~~) Is sufficiently free of environmental constraints to be able to support urban development without significant adverse environmental impacts, unless the area is designated as an Urban Separator by interlocal agreement between King County and the annexing city; and
- ~~gh~~) Is subject to an agreement between King County and the city or town adjacent to the area that the area will be added to the city's Potential Annexation Area. Upon ratification of the amendment, the Countywide Planning Policies will reflect both the Urban Growth Area change and Potential Annexation Area change.

*NOTE: Please include a clear and concise statement about the **effect** of this proposed change, including how it might have differing effects among different jurisdictions or stakeholders.*

This amendment would retain the existing language in Policies DP-17 and DP-18 related to Four to One program Urban Growth Area expansions. This is consistent with the adopted King County Comprehensive Plan and King County Code. This amendment retains the technical changes made in the 2021 Countywide Planning Policy update.

## AMENDMENT TO THE MAY 21, 2021 VERSION OF THE PROPOSED 2021 KING COUNTY COUNTYWIDE PLANNING POLICES

Sponsor:	Kathy Lambert, King County	Date:	June 9, 2021
Chapter:	Development Patterns	Policy #:	DP-17

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In the Development Patterns Chapter, under the subheading "Amendments to the Urban Growth Area" in Policy DP-17, make the following changes:

~~DP-16~~**DP-17** Allow expansion of the Urban Growth Area only if at least one of the following criteria is met:

- a) A countywide analysis determines that the current Urban Growth Area is insufficient in size and additional land is needed to accommodate the housing and employment growth targets, including institutional and other non-residential uses, and there are no other reasonable measures, such as increasing density or rezoning existing urban land, that would avoid the need to expand the Urban Growth Area; or
- b) A proposed expansion of the contiguous Urban Growth Area is accompanied by dedication of permanent open space to the King County Open Space System, where the acreage of the proposed open space:
  - 1) is at least a minimum of four times the acreage of the land added to the Urban Growth Area. In some cases, such as for provision of affordable housing or for protection of properties eligible as high conservation value properties, adjustments to the four-to-one ratio may be approved; ~~and~~
  - 2) is contiguous with the original 1994 Urban Growth Area with at least a portion of the dedicated open space surrounding the proposed Urban Growth Area expansion; and
  - 3) ~~Preserves~~ is onsite and preserves high quality habitat, critical areas, or unique features that contribute to the band of permanent open space along the edge of the Urban Growth Area; or
- c.) The area is currently a King County park being transferred to a city to be maintained as a park in perpetuity or is park land that has been owned by a city since 1994 and is less than thirty acres in size.

*NOTE: Please include a clear and concise statement about the **effect** of this proposed change, including how it might have differing effects among different jurisdictions or stakeholders.*

This amendment would allow for the four-to-one ratio to be adjusted for the provision of affordable housing or preservation of high conservation value properties.<sup>1</sup>

<sup>1</sup> King County Charter, Section 897.

## Topic: Reasonable Measures



## AMENDMENT TO THE MAY 21, 2021 VERSION OF THE PROPOSED 2021 KING COUNTY COUNTYWIDE PLANNING POLICES

Sponsor:	<u>Thomas McLeod</u>	Date:	<u>06/16/2021</u>
Chapter:	<u>Development Patterns</u>	Policy #:	<u>DP-21</u>

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The County and its cities, through the Growth Management Planning Council, will collaboratively determine whether reasonable measures other than amending the Urban Growth Area are necessary to ensure sufficient additional capacity if a countywide urban growth capacity report, informed by local data and analysis where appropriate, determines that:

- a) the current Urban Growth Area is insufficient in capacity to accommodate the housing and employment growth targets; or
- b) any jurisdiction:
  - 1. contains insufficient capacity to accommodate the housing and employment growth targets,
  - 2. has established regulatory or programmatic barriers to growth that prevent ~~has not made sufficient progress toward achieving the housing and employment growth targets,~~
  - or
  - 3. has not achieved urban densities consistent with the adopted comprehensive plan.

Reasonable measures should be adopted to help implement local targets in a manner consistent with the Regional Growth Strategy.

*NOTE: Please include a clear and concise statement about the **effect** of this proposed change, including how it might have differing effects among different jurisdictions or stakeholders.*

Adds reference to local data and analysis when reviewing need for reasonable measures.

Align with GMA requirement to plan for full range of housing and recognizes resource constraints should not lead to a finding that insufficient progress is being made in terms of their comprehensive plan.

## Topic: Growth Targets

## AMENDMENT TO THE MAY 21, 2021 VERSION OF THE PROPOSED 2021 KING COUNTY COUNTYWIDE PLANNING POLICES

Sponsor:	Ryan McIrvine	Date:	June 8, 2021
Chapter:	Development Patterns	Policy #:	DP-13

*NOTE: Only members of the Growth Management Planning Council may submit amendments. Please submit amendments by June 9<sup>th</sup> to: [karen.wolf@kingcounty.gov](mailto:karen.wolf@kingcounty.gov) and [rmaskin@kingcounty.gov](mailto:rmaskin@kingcounty.gov)*

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~~DP-12~~**DP-13** GMPC shall:

- a) Update housing and employment targets periodically to provide jurisdictions with upto-date growth allocations to be ~~incorporated~~ used as the land use assumption in statemandated comprehensive plan updates;
- b) Adopt housing and employment growth targets in the Countywide Planning Policies pursuant to the procedure described in policy G-1;
- c) Create a coordinated countywide process to reconcile and set growth targets that implements the Regional Growth Strategy through countywide shares of regional housing and jobs, allocations to Regional Geographies, and individual jurisdictional growth targets;
- d) Ensure each jurisdiction accepts growth targets that are commensurate with their role in the Regional Growth Strategy; Specifically, that Metro, Core, and High-Capacity Transit Communities accept growth targets that at a minimum accommodate the lowest end of the range provided by the County, and that Cities, Towns, and Urban Unincorporated Areas accept growth targets that do not exceed the maximum of the highest end of the range provided by the County during the countywide process;
- ~~d)~~ e) Adjust targets administratively upon annexation of unincorporated Potential Annexation Areas by cities. Growth targets for the ~~2006-2031~~ planning period are shown in table DP-1.

*NOTE: Please include a clear and concise statement about the **effect** of this proposed change, including how it might have differing effects among different jurisdictions or stakeholders.*

The proposed amendment would work to provide parameters for setting growth targets. The ranges provided by the County are based on data and facts. For many jurisdictions the low and high ends of their ranges were very different, for others there was not as much difference. The process to allocate targets across geographies leaves room for each jurisdiction to identify what growth they are prepared to plan for, but the proposed amendment essentially provides sideboards to the process. Cities which have Growth Centers and thus are provided preference for federal transportation funding should be accepting at least the minimum growth target. High Capacity Transit Communities will be receiving similar significant transit investments. On the flip side of this amendment Cities and Towns should not exceed their high range population allocation number.

# AMENDMENT TO THE MAY 21, 2021 VERSION OF THE PROPOSED 2021 KING COUNTY COUNTYWIDE PLANNING POLICES

Sponsor: Interjurisdictional Team Date: 6/16/2021

Chapter: Development Patterns Policy #: Table DP-1

*NOTE: Only members of the Growth Management Planning Council may submit amendments. Please submit amendments by June 9<sup>th</sup> to: [karen.wolf@kingcounty.gov](mailto:karen.wolf@kingcounty.gov) and [rmaskin@kingcounty.gov](mailto:rmaskin@kingcounty.gov)*

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Table DP-1: ~~DRAFT~~ King County Jurisdiction Growth Targets 2019-2044

Net New Units and  
Jobs

Jurisdiction		2019-2044 Housing Target	2019-2044 Jobs Target
Metro Cities	Bellevue	<del>27,000</del> <u>35,000</u>	<del>54,000</del> <u>70,000</u>
	Seattle	112,000	169,500
	<b>Metropolitan Cities Subtotal</b>	<del>139,000</del> <u>147,000</u>	<del>223,500</del> <u>239,500</u>
Core Cities	Auburn	12,000	<del>18,420</del> <u>19,520</u> <del>9,000</del>
	Bothell	5,800	<u>9,500</u> <del>4,500</del>
	Burien	7,500	<u>4,770</u>
	Federal Way	11,260	20,460 <del>7,500</del>
	Issaquah	3,500	<u>7,950</u> <del>30,200</del>
	Kent	10,200	<u>32,000</u> <del>25,000</del>
	Kirkland	13,200	<u>26,490</u> <del>20,000</del>
	Redmond	20,000	<u>24,000</u> <del>30,000</del>
	Renton	17,000	<u>31,780</u>
	SeaTac	5,900	14,810 <del>15,000</del>
	Tukwila	6,500	<u>15,890</u>
	<b>Core Cities Subtotal</b>	<b>112,860</b>	<del>194,890</del> <u>207,170</u>
High Capacity	Des Moines	28 3,800	2,380
	Federal Way PAA	1,020	720

	Kenmore	3,070	3,200
	Lake Forest Park	870	550
	Mercer Island	1,239	1,300
	Newcastle	1,480	500
	North Highline PAA	1,420	1,220
	<u>Renton PAA - East Renton</u>	<u>170</u>	<u>0</u>
	<u>Renton PAA - Fairwood</u>	<u>840</u>	<u>100</u>
	<u>Renton PAA - Skyway/West Hill</u>	<u>670</u>	<u>600</u>
	Shoreline	13,330	10,000
	Woodinville	2,033	5,000
<b>High Capacity Transit Communities</b>			<b>25,240</b>
<b>Subtotal</b>		<b>29,942</b>	<b>25,570</b>
Cities and Towns	Algona	170	325
	Beaux Arts	1	0
	Black Diamond	2,900	680
	Carnation	799	450
	Clyde Hill	10	10
	Covington	4,310	4,496
	Duvall	890	990
	Enumclaw	1,057	989
	Hunts Point	1	0
	Maple Valley	1,720	1,570
	Medina	19	0
	Milton	50	900
	Normandy Park	153	35
	North Bend	1,748	2,218
	Pacific	135	75
	Sammamish	700	305
	Skykomish	10	0
	Snoqualmie	1,500	4,425
	Yarrow Point	10	0
<b>Cities and Towns Subtotal</b>		<b>16,183</b>	<b>17,468</b>
Urban Unincorporated	Auburn PAA	12	0
	Bellevue PAA	17	0
	Black Diamond PAA	328	0
	Issaquah PAA	35	0
	Kent PAA	3	300
	Newcastle PAA	1	0
	Pacific PAA	134	0
	Redmond PAA	120	0
	Sammamish PAA	194	0
	Unaffiliated Urban		
	Unincorporated	448	400
<b>Urban Unincorporated Subtotal</b>		<b>1,292</b>	<b>700</b>
		<b>299,267</b>	<b>461,798</b>
<b>Urban Growth Area Total</b>		<b>307,277</b>	<b>490,408</b>

*NOTE: Please include a clear and concise statement about the **effect** of this proposed change, including how it might have differing effects among different jurisdictions or stakeholders.*

This amendment addresses IJT direction received at the 5/26 GMPC meeting to adjust Metro Cities and Core Cities growth targets to further align with the Regional Growth Strategy through adjusting employment growth targets for Core Cities, and housing and employment growth targets for Metro Cities. This amendment captures proposed amendments from CM Robertson of Bellevue and CM Zahilay of King County.

## AMENDMENT TO THE MAY 21, 2021 VERSION OF THE PROPOSED 2021 KING COUNTY COUNTYWIDE PLANNING POLICES

Sponsor:	City of Bellevue	Date:	6-9-2021
Chapter:	Development Patterns	Policy #:	Table DP-1

*NOTE: Only members of the Growth Management Planning Council may submit amendments. Please submit amendments by June 9<sup>th</sup> to: [karen.wolf@kingcounty.gov](mailto:karen.wolf@kingcounty.gov) and [rmaskin@kingcounty.gov](mailto:rmaskin@kingcounty.gov)*

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### City of Bellevue's proposed changes are reflected in red text.

**DP-14** All jurisdictions shall plan Plan to accommodate housing and employment targets in all jurisdictions. This includes:

- a) Using the adopted targets as the land use assumption for their comprehensive plan;
- b) Establishing local growth targets for regional growth centers and regional manufacturing-industrial centers, where applicable;
- c) Adopting Ensuring adopted comprehensive plans and zoning regulations ~~that~~ provide capacity for residential, commercial, and industrial uses that is sufficient to meet 20-year growth ~~needs~~ targets and is consistent with the desired growth pattern described in VISION ~~2040~~ 2050;
- d) Coordinating Ensuring adopted local water, sewer, transportation, utility, and other infrastructure plans and investments among agencies, including special purpose district plans, are consistent in location and timing with adopted targets as well as regional and countywide plans; and
- e) Transferring and accommodating unincorporated area housing and employment targets as annexations occur.

Table DP-1: King County Jurisdiction Growth Targets 2019-2044			
Net New Units and Jobs			
<u>Jurisdiction</u>		<u>2019-2044 Housing Target</u>	<u>2019-2044 Jobs Target</u>
Metro Cities	Bellevue	<del>27,000</del> <u>35,000</u>	<del>54,000</del> <u>70,000</u>
	Seattle	<u>112,000</u>	<u>169,500</u>

*NOTE: Please include a clear and concise statement about the **effect** of this proposed change, including how it might have differing effects among different jurisdictions or stakeholders.*

The proposed changes to policies DP-3, DP-4 and DP-5 address the issue of a regional emphasis on planning for housing close to jobs so that commute times are not significant and also enables residents to live either in the community they work in or adjacent too. This serves to impact planning for additional housing proximate to larger employment centers and also reducing

greenhouse gas emissions as a result of shorter commute trips. This affects both larger core cities, high capacity transit communities, and rural jurisdictions by planning for more compact development patterns.

The proposed amendments to DP-14 relate to having Bellevue's job target increased to account for the level of current and anticipated development activity. The draft 2019-2044 Bellevue jobs target is 54,000 new jobs and an increase of 16,000 jobs (to 70,000 jobs) would accommodate market-driven job growth that the City is currently experiencing and anticipates during the planning period. Also, the additional accommodation of jobs in Bellevue takes up some of the "unallocated" job growth that core cities were not able to accommodate.

The draft 2019-2044 Bellevue housing target is 27,000 new units. This is significantly higher than the City's previous 25-year housing target of 17,000 new units for the period between 2006-2031 and provides a 2:1 jobs to housing unit ratio for the 2019-2044 Bellevue growth increment ( $54,000/27,000 = 2:1$ ). However, given Bellevue's desire to increase the job target, an additional 8,000 housing units to 35,000 would be needed to meet the 2:1 jobs/housing balance for the 2019-2044 growth increment. The 2:1 jobs/housing ratio for growth compares to the city's current ratio of approximately 2.4:1 jobs/housing units, and therefore the proposed target is more focused on housing and achieving a better jobs/housing balance which is consistent with the adopted Vision 2050's Regional Growth Strategy. The 35,000 housing unit target is also over double the city's previous housing target from 2006-2031 of 17,000.

Bellevue is the largest employment center on the eastside and therefore a subregional approach to jobs and housing where the entire eastside is evaluated is consistent with Vision 2050's policies for jobs/housing balance.



## AMENDMENT TO THE MAY 21, 2021 VERSION OF THE PROPOSED 2021 KING COUNTY COUNTYWIDE PLANNING POLICES

Sponsor:	Councilmember Zahilay	Date:	6-8-2021
Chapter:	Growth Targets	Policy #:	N/A

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In the Growth Targets table, make the following changes:

		Proposed 2019-2044 Housing Target	Proposed 2019-2044 Job Target
Delete:	<del>Renton PAA</del>	<del>1676</del>	<del>370</del>
Insert:	<u>Renton PAA – East Renton</u>	<u>170</u>	<u>0</u>
	<u>Renton PAA – Fairwood</u>	<u>840</u>	<u>100</u>
	<u>Renton PAA – Skyway/West Hill</u>	<u>670</u>	<u>600</u>

*NOTE: Please include a clear and concise statement about the **effect** of this proposed change, including how it might have differing effects among different jurisdictions or stakeholders.*

Apportions the Renton PAA target to the three key subareas: East Renton, Fairwood, and Skyway/West Hill, by a relative amount of housing and employment capacity.

The Renton PAA job target increases from 370 jobs to 700 jobs, reflecting the Skyway community's desire – and King County's intent to plan for – increased employment opportunity. The increase in Skyway's target is also sensitive to current zoning and community concerns regarding the unintended consequences of displacement and gentrification from rapid growth.

Topic: Housing Need + Accountability Framework

## AMENDMENT TO THE MAY 21, 2021 VERSION OF THE PROPOSED 2021 KING COUNTY COUNTYWIDE PLANNING POLICES

Sponsor:	CM Claudia Balducci, King County	Date:	6-8-2021
Chapter:	Housing, Development Patterns	Policy #:	H-X, DP-12

*Add the following new policy to the Housing Chapter:*

**H-X:** Update existing and projected countywide and jurisdictional housing needs using data and methodology provided by the Washington State Department of Commerce, in compliance with state law.

*Amend DP-12(a) to read:*

~~DP-11~~**DP-12** GMPC shall allocate residential and employment growth to each city and urban unincorporated ~~urban~~ area in the county. This allocation is predicated on:

- a) Accommodating the most recent 20-year population projection from the state Office of Financial Management, the most recent 20-year projection of housing units necessary to manage projected growth as provided by the Department of Commerce, and the most recent 20-year regional employment forecast from the Puget Sound Regional Council;

**Effect:**

*The GMPC will update existing and projected countywide and jurisdiction housing needs in compliance with state law (2021 House Bill 1220 and RCW 36.70A.070).*

## AMENDMENT TO THE MAY 21, 2021 VERSION OF THE PROPOSED 2021 KING COUNTY COUNTYWIDE PLANNING POLICES

Sponsor:	Thomas McLeod	Date:	06/16/2021
Chapter:	Housing	Policy #:	Narrative Text

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The Countywide Planning Policies in the Housing Chapter support a range of affordable, accessible, and healthy housing choices for current and future residents. Further, they respond to the legacy of discriminatory housing and land use policies and practices (e.g. redlining, racially restrictive covenants, exclusionary zoning, etc.) that have led to significant racial and economic disparities in access to housing and neighborhoods of choice. These disparities affect equitable access to well-funded schools, healthy environments, open space, and employment. The policies reflect the region’s commitment to addressing the 2018 findings of the Regional Affordable Housing Task Force (Task Force). Key findings include:

- Dramatic housing price increases between 2012 and 2017 resulted in an estimated 156,000 extremely low-, very low-, and low-income households spending more than 30 percent of their income on housing (housing cost burdened); and
- Black, Hispanic, Indigenous, and extremely low-income households are among those most disproportionately impacted by housing cost burden

While significant new housing growth ~~needed~~ is necessary to reach overall King County housing growth targets, new the ability of the region’s housing market growth will not sufficiently to address the housing needs for of low-income households is limited. Consequently, A large majority much of the need for low-income housing will need to be addressed with through:

- A) the creation of units restricted to income-eligible households – both rent-restricted units and resale restricted homes (“income-restricted units”); and,
- B) the preservation of existing naturally occurring affordable housing where it still exists;

Building on the Task Force’s work, this chapter establishes goals and policies intended to address the a countywide need for affordable housing. The purpose is to ensure the provision of sufficient defined as ~~the additional housing units needed in King County by 2044 so that no household with an income at, or below, 80 percent of Area Median Income (AMI) is housing cost burdened. While the need is expressed in countywide terms, These CPPs also recognize that~~ housing affordability varies significantly across jurisdictions. In addressing housing needs, less affordable jurisdictions will need to take significant action to increase affordability across all income levels for low-income housing, while more affordable jurisdictions will need to take significant action to preserve affordability and plan for housing that serves all economic segments of the population. Moreover, to redress past inequities, less affordable jurisdictions will need to subsidize and incentivize much more regulated affordable housing while historically affordable jurisdictions may need to work to attract market rate housing—to help reverse

cycles of investment/disinvestment, lift households out of poverty and give more low-income people access to opportunity. To succeed, all communities must address housing need where it is greatest--housing affordable to extremely low-income households.

When taken together, all the comprehensive plans of King County jurisdictions must “plan for and accommodate” the existing and projected housing needs of the county (RCW 36.70A.020 and 36.70A.070). The policies below set a framework for individual and collective action and accountability to meet the countywide need and eliminate disparities in access to housing and neighborhoods of choice. These policies guide jurisdictions through a four-step process:

1. Conduct a housing inventory and analysis;
2. Implement policies and strategies to meet housing needs equitably;
3. Measure results and provide accountability; and
4. Adjust strategies to meet housing needs.

***Overarching Goal:*** *Provide a full range of affordable, accessible, healthy, and safe housing choices to every resident in King County. All jurisdictions will work to:*

- *preserve, improve, and expand their housing stock;*
- *promote fair and equitable access to housing for all people;*
- *create housing opportunities for Black, Hispanic, Indigenous, and extremely low-income households; and,*
- *take actions that eliminate race-, place-, ability-, and income-based housing disparities*

***NOTE:*** *Please include a clear and concise statement about the **effect** of this proposed change, including how it might have differing effects among different jurisdictions or stakeholders.*

Clarifying text.

Adds housing preservation as a tool for addressing need.

Adds statement about different historical housing patterns and actions needed based on that history.

## AMENDMENT TO THE MAY 21, 2021 VERSION OF THE PROPOSED 2021 KING COUNTY COUNTYWIDE PLANNING POLICES

Sponsor:	Pam Stuart	Date:	June 9, 2021
Chapter:	Housing	Policy #:	H-1

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AND each jurisdiction's comprehensive plan must show how the jurisdiction will achieve a **minimum**:

<u>30 percent and below AMI (extremely low)</u>	<u>8 percent of total housing supply</u>
<u>31-50 percent of AMI (very low)</u>	<u>8 percent of total housing supply</u>
<u>51-80 percent of AMI (low)</u>	<u>10 percent of total housing supply</u>

**OR a minimum of 40% of total housing supply at or below 100% AMI**

**OR if neither of the above can reasonably be achieved, for each AMI bracket not meeting the county wide targets of 15%, 15%, and 19%, respectively, the jurisdiction must submit a plan to increase their total housing stock in that bracket by 20%.**

PROVIDE POLICY AMENDMENT HERE

*NOTE: Please include a clear and concise statement about the **effect** of this proposed change, including how it might have differing effects among different jurisdictions or stakeholders.*

PROVIDE EFFECT STATEMENT HERE

The effect is to ensure that the concerns raised in public comment from many individuals and jurisdictions across the county are addressed and that imbalances in affordable housing are being addressed by every jurisdiction.

We should have CPPs that ensure every jurisdiction is making plans that will achieve progress towards providing our region housing in the needed price points. The CPPs should ensure we stop the trends whereby continuing to concentrate affordable housing in areas with the fewest resources perpetuates current inequities.

While there is recognition that these imbalances cannot be corrected immediately, concrete plans need to be put in place from every jurisdiction where imbalances exist in order to meet the overall countywide goals. Providing minimums for every jurisdiction is a safety net only as every jurisdiction with imbalances should be submitting plans to correct those imbalances per the CPPs. If jurisdictions are meeting all goals stated in the CPPs, these minimums will never be needed.

From public comment and SCA member cities, the CPPs acknowledge the historic inequities and current disadvantages faced by the Black, Indigenous, and Persons of Color (BIPOC) communities and provide a clear basis for the region to prioritize funding and resource distribution to these communities. “

We need “... Assurance that seemingly impartial standards like "efficiency" will not be used to perpetuate historical patterns of unequal access to opportunity for BIPOC communities in South King County cities”

This amendment will turn the begin to change the direction where, “Consequently, policy H-1 has the effect of increasing the affordable housing in SKC under the auspices of filling an “identified gap”, instead of focusing on the creation of affordable housing where it is currently most needed.”

## AMENDMENT TO THE MAY 21, 2021 VERSION OF THE PROPOSED 2021 KING COUNTY COUNTYWIDE PLANNING POLICES

Sponsor:	<u>Thomas McLeod</u>	Date:	<u>06/16/2021</u>
Chapter:	<u>Housing</u>	Policy #:	<u>H-1</u>

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~~All comprehensive plans in King County combine to address the countywide need for housing affordable to households with low, very low, and extremely low incomes, including those with special needs, at a level that calibrates with the jurisdiction's identified affordability gap for those households and results in the combined comprehensive plans in King County meeting countywide need. The combination of all the comprehensive plans in King County should address the countywide need for housing affordable to households with low, very low, and extremely low incomes, including people with special needs. Each jurisdiction's comprehensive plan should: 1) preserve, improve, and expand the local housing stock, 2) promote fair and equitable access to housing, 3) create, or preserve where already existing, housing opportunities for Black, Hispanic, Indigenous, and extremely low-income households, and 4) eliminate race-, place-, ability-, and income-based housing disparities.~~ The countywide need for housing in 2044 by percentage of AMI is:

30 percent and below AMI (extremely low)	15 percent of total housing supply
31-50 percent of AMI (very low)	15 percent of total housing supply
51-80 percent of AMI (low)	19 percent of total housing supply

*NOTE: Please include a clear and concise statement about the **effect** of this proposed change, including how it might have differing effects among different jurisdictions or stakeholders.*

Clarifies that each jurisdiction has a role in planning for affordable housing, promoting fair housing, and creating or preserving housing as part of addressing countywide need.



## AMENDMENT TO THE MAY 21, 2021 VERSION OF THE PROPOSED 2021 KING COUNTY COUNTYWIDE PLANNING POLICES

Sponsor:	<u>CM Thomas McLeod, City of Tukwila</u>	Date:	<u>6/8/2021</u>
Chapter:	<u>Development Patterns</u>	Policy #:	<u>DP-14</u>

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~~DP-13~~DP-14 All jurisdictions shall plan. Plan to accommodate housing and employment targets in all jurisdictions. This includes:

- a) Using the adopted targets as the land use assumption for their comprehensive plan;
- b) Establishing local growth targets for regional growth centers and regional manufacturing-industrial centers, where applicable;
- c) ~~Adopting~~ Ensuring adopted comprehensive plans and zoning regulations ~~that~~ provide capacity for residential, commercial, and industrial uses that is sufficient to meet 20- year growth ~~needs~~ targets and is consistent with the desired growth pattern described in VISION 2040 2050; and affordable housing and equity goals established in the CPP's;

• d) Ensure growth for jurisdictions with less than 50% of their total housing stock affordable at or below 100% AMI, growth targets must be greater than or equal to 50% of the existing gap. Applicable to all jurisdictions with 1500 or more total housing units.

For example, if a jurisdiction has 10,000 housing units and 4,000 are affordable at or below 100% AMI, the jurisdiction has a gap of 1000 units affordable at or below 100% AMI. Therefore, their housing target must be at least half of the 1000 unit gap or 500 units.

- ~~d e~~ ~~Coordinating~~ Ensuring adopted local water, sewer, transportation, utility, and other infrastructure plans and investments ~~among agencies~~, including special purpose district plans, are consistent in location and timing with adopted targets as well as regional and countywide plans; and
- ~~e f~~ Transferring and accommodating unincorporated area housing and employment targets as annexations occur.

*NOTE: Please include a clear and concise statement about the **effect** of this proposed change, including how it might have differing effects among different jurisdictions or stakeholders.*

I would like to hold jurisdictions to minimum growth standards.

## AMENDMENT TO THE MAY 21, 2021 VERSION OF THE PROPOSED 2021 KING COUNTY COUNTYWIDE PLANNING POLICES

Sponsor:	Thomas McLeod	Date:	06/16/2021
Chapter:	Housing	Policy #:	New Policy, H-3

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Prioritize the use of local and regional resources to provide housing access for very low-income families in high opportunity areas (i.e. areas with high quality schools, jobs, transit and access to parks, open space, and clean air, water, and soil) and avoid actions that perpetuate historical patterns of poverty concentration and unequal access to opportunity for BIPOC and low-income communities.

*NOTE: Please include a clear and concise statement about the **effect** of this proposed change, including how it might have differing effects among different jurisdictions or stakeholders.*

Promotes seeking to invest in access to affordable housing in high-opportunity areas.

## AMENDMENT TO THE MAY 21, 2021 VERSION OF THE PROPOSED 2021 KING COUNTY COUNTYWIDE PLANNING POLICES

Sponsor:	Pam Stuart	Date:	June 9, 2021
Chapter:	Housing	Policy #:	H4

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PROVIDE POLICY AMENDMENT HERE

*NOTE: Please include a clear and concise statement about the **effect** of this proposed change, including how it might have differing effects among different jurisdictions or stakeholders.*

**H-4** Evaluate the effectiveness of existing housing policies and strategies to meet a significant share of countywide need. Identify gaps in existing partnerships, policies, and dedicated resources for meeting the countywide need and eliminating racial and other disparities in access to housing and neighborhoods of choice. Provide a plan to fill all identified gaps. Failure to provide a revised plan to fill the identified gaps will trigger a county review of the jurisdiction's land use policies.

PROVIDE EFFECT STATEMENT HERE

To ensure ongoing progress toward filling gaps in affordable housing and the inequities that follow. Without any action if gaps are not addressed, the policies will likely not be effective.

## AMENDMENT TO THE MAY 21, 2021 VERSION OF THE PROPOSED 2021 KING COUNTY COUNTYWIDE PLANNING POLICES

Sponsor:	Pam Stuart	Date:	June 9, 2021
Chapter:	Housing	Policy #:	H7

*NOTE: Only members of the Growth Management Planning Council may submit amendments. Please submit amendments by June 9<sup>th</sup> to: [karen.wolf@kingcounty.gov](mailto:karen.wolf@kingcounty.gov) and [rmaskin@kingcounty.gov](mailto:rmaskin@kingcounty.gov)*

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PROVIDE POLICY AMENDMENT HERE

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**H-7** Work cooperatively with the Puget Sound Regional Council, subregional collaborations and other entities that provide technical assistance to local jurisdictions to support the development, implementation, and monitoring of strategies that achieve the goals of this chapter. Provide support proportionate to jurisdictions' median income and current housing gap – ie where gaps in affordable housing stock are the larger and median incomes are higher, financial support will be proportionately more.

PROVIDE EFFECT STATEMENT HERE

To ensure that all jurisdictions are contributing proportionately to the fill the affordable housing gaps.

## AMENDMENT TO THE MAY 21, 2021 VERSION OF THE PROPOSED 2021 KING COUNTY COUNTYWIDE PLANNING POLICES

Sponsor:	CM Thomas McLeod, City of Tukwila	Date:	6/8/2021
Chapter:	Housing	Policy #:	H-25

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H-20 Implement, promote and **enforce fair housing policies and practices** so that every person in the county has equitable access and opportunity to thrive in their communities of choice, regardless of...

H-23 Measure Results and Provide Accountability. **Each jurisdiction has a responsibility to address its share of the countywide housing need.** The county and cities will collect and report housing data to help evaluate progress in meeting this shared responsibility. The county will help coordinate a transparent data collection and sharing process with cities.

H-25 The county, ~~or third-party consultant~~, will annually provide transparent, ongoing information measuring jurisdictions' progress toward meeting countywide affordable housing need, according to H-24, using public-facing tools such as the King County's Affordable Housing Dashboard.

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H-20 says, *enforce fair housing policies and practices...*, and H-23 says, *each jurisdiction has a responsibility to address its share of the countywide housing need*. What I question is how are we enforcing, or overseeing that each jurisdiction does their fair share? I feel using data on the KC Affordable Housing Dashboard does not elevate jurisdictional performance enough. I would like to see a 3<sup>rd</sup>-party consultant report that highlights, promotes each jurisdictional effort, measured against CPP and individual Comprehensive Plan. I don't know how else to enforce jurisdictional performance other than to report out on jurisdictional progress. Perhaps it would be an Affordable Housing Report Card, not just data on a dashboard, but a performance measure to what jurisdiction said they would do.

## AMENDMENT TO THE MAY 21, 2021 VERSION OF THE PROPOSED 2021 KING COUNTY COUNTYWIDE PLANNING POLICES

Sponsor:	City of Bellevue	Date:	6-9-2021
Chapter:	Housing	Policy #:	H-24, H-25 & H-26

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**City of Bellevue's proposed changes are reflected in red text.**

**H-24** Monitor progress toward meeting countywide housing growth targets, countywide need, and eliminating disparities in access to housing and neighborhood choices. Where feasible, use existing regional and jurisdictional reports and monitoring tools and collaborate to reduce duplicative reporting.

a) Jurisdictions, including the county for unincorporated areas, will report annually to the county using guidance developed by the County on housing AMI levels:

1) in the first reporting year, total income-restricted units, by tenure, AMI limit, address, and term of rent and income restrictions, for which the city is a party to affordable housing covenants on the property title created during the reporting period. In future years, report new units created and units with affordability terms that expired during the reporting period.

2) description and magnitude of land use or regulatory changes to increase zoned residential capacity including, but not limited to, single-family, moderate-density, and high-density;

3) new strategies (e.g. land use code changes, dedicated fund sources, conveyance of surplus property) implemented during the reporting period to increase housing diversity or increase the supply of income-restricted units in the jurisdiction; and

b) The county will where feasible consolidate housing data across jurisdictions to provide clarity and assist jurisdictions with housing data inventory and report annually on:

1) countywide housing inventory of:

i. total housing units, by affordability to AMI bands;

ii. total income-restricted units, by AMI limit;

iii. number of units lost to demolition, redevelopment, or conversion to non-residential use during the reporting period;

iv. of total housing units, net new housing units created during the reporting period and what type of housing was constructed, broken down by at least single-family, moderate-density housing types, and high-density housing types; and

v. total income-restricted units by tenure, AMI limit, location, created during the reporting period, starting in 2021.

vi. total net new income-restricted units and the term of rent and income restrictions created during the reporting period, starting in December 2022;

vii. share of households by housing tenure by jurisdiction; and

viii. zoned residential capacity percentages broken down by housing type/number of units allowed per lot;

2) the county's new strategies (e.g. dedicated fund sources, conveyance of surplus property) implemented during the reporting period to increase the supply of restricted units in the county, including geographic allocation of resources;

3) the county's new strategies implemented during the reporting period to reduce disparate housing outcomes and expand housing and neighborhood choice for BIPOC households and other population groups identified through policy H-5.

4) number of income-restricted units within a half mile walkshed of a high-capacity or frequent transit stations in the county;

5) share of households with housing cost burden, by income band, race, and ethnicity;

6) tenant protection policies adopted by jurisdiction; and

7) number of individuals and households experiencing homelessness, by race and ethnicity.

c) Where feasible, jurisdictions will also collaborate to report:

1) net new units accessible to persons with disabilities.

**H-25** The county will provide guidance to jurisdictions on goals for housing AMI levels and annually provide transparent, ongoing information measuring jurisdictions' progress toward meeting countywide affordable housing need, according to H-24, using public-facing tools such as the King County's Affordable Housing Dashboard and.

**H-256** Review and amend countywide and local housing strategies and actions when monitoring in Policy H-24 and H-25 indicates that adopted strategies are not resulting in adequate affordable housing to meet the countywide need with the recognition of unique characteristics within jurisdictions in addressing housing affordability. Consider amendments to land use policies and the land use map where they present a significant barrier to the equitable distribution of affordable housing.

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The proposed changes to Policies H-24, H-25 and H-26 are being recommended by the city of Bellevue with the intent of ensuring that the data collection, monitoring and analysis of housing data across jurisdictions results in data that is consistent. The proposed language also provides for collaboration with regional data collection efforts so that significant burden is not placed on individual jurisdictions to fulfill the data collection and monitoring requirements.



## AMENDMENT TO THE MAY 21, 2021 VERSION OF THE PROPOSED 2021 KING COUNTY COUNTYWIDE PLANNING POLICES

Sponsor:	CM Claudia Balducci, King County	Date:	6-8-2021
Chapter:	Housing, Development Patterns	Policy #:	GMPC 21-1

*Add the following clauses to GMPC motion 21-1:*

WHEREAS House Bill 1220 (adopted by the Washington State Legislature in 2021) requires that jurisdictions' housing elements under the Growth Management Act include an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth, as provided by the Department of Commerce, including: (i) Units for moderate, low, very low, and extremely low-income households; and (ii) Emergency housing, emergency shelters, and permanent supportive housing; and

WHEREAS the Department of Commerce anticipates providing the existing and projected housing need data and methodology guidance required by House Bill 1220 in summer 2022; and

WHEREAS The Affordable Housing Committee (AHC) of the Growth Management Planning Council will, no later than early 2022, commence a collaborative effort to:

1. monitor jurisdictional housing supply, housing affordability, and income-restricted housing levels, including disparities between subregions, through the Regional Affordable Housing Dashboard;
2. establish-subregional or jurisdictional affordable housing needs, using local data and the data and methodology provided by the Department of Commerce; and
3. explore accountability frameworks for equitably meeting affordable housing needs across the region.

WHEREAS The AHC will complete its housing needs work by the end of 2022 and will report back to the GMPC quarterly on its progress;

*Effect:*

*The Affordable Housing Committee will establish and monitor subregional or jurisdictional affordable housing needs through the Regional Affordable Housing Dashboard.*

Topic: Housing + Capital Investments

## AMENDMENT TO THE MAY 21, 2021 VERSION OF THE PROPOSED 2021 KING COUNTY COUNTYWIDE PLANNING POLICES

Sponsor: Kathy Lambert, King County Date: June 9, 2021  
 Chapter: Housing, Housing Technical Appendix Policy #: H-3, H-19

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**H-3** Conduct an inventory and analysis in each jurisdiction of existing and projected housing needs of all segments of the population and summarize the findings in the housing element. The inventory and analysis shall include:

n. areas in the jurisdiction that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and public capital investments.

**H-19** Adopt policies and strategies that promote equitable development and mitigate displacement risk, with consideration given to the preservation of historical and cultural communities as well as investments in low-, very low-, extremely low-, and moderate-income housing production and preservation; dedicated funds for land acquisition; manufactured housing community preservation, inclusionary zoning; community planning requirements; tenant protections; public land disposition policies; and land that may be used for affordable housing. Mitigate displacement that may result from planning efforts, public and large-scale private infrastructure and other investments, and market pressure. Implement anti-displacement measures prior to or concurrent with development capacity increases and public capital investments.

**Commented [MA1]:** KCCP F-210c King County shall take into account the equity and social justice opportunities for capital investments within a community when siting a facility or changing locations to improve service delivery.

### Housing Technical Appendix

<p><b>H-16</b> <u>Support the development and preservation of income-restricted affordable housing that is within walking distance to planned or existing high-capacity and frequent transit.</u></p>	<p><u>Preservation strategies to consider include:</u></p> <ul style="list-style-type: none"> <li>• <u>Identify areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and <u>public</u> capital investments and establish anti-displacement policies, with consideration given to the preservation of historical and cultural communities as well as:</u> <ul style="list-style-type: none"> <li>○ <u>investments in low-, very low-, and extremely low-income housing equitable development initiatives</u></li> <li>○ <u>inclusionary zoning</u></li> <li>○ <u>community planning requirements; tenant protections</u></li> </ul> </li> </ul>
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	<ul style="list-style-type: none"> <li>○ <u>public land disposition policies</u></li> <li>○ <u>consideration of land that may be used for affordable housing</u></li> </ul> <p>...</p> <ul style="list-style-type: none"> <li>• <u>Prioritize affordable housing investments, incentives, and preservation tools in areas where increases in development capacity and new public capital investments are anticipated to allow current low-income residents to stay</u></li> </ul>
<p><b>H-19</b> Adopt policies and strategies that <u>promote equitable development and mitigate displacement, with consideration given to the preservation of historical and cultural communities as well as investments in low-, very low-, extremely low-, and moderate-income housing production and preservation; dedicated funds for land acquisition; manufactured housing community preservation, inclusionary zoning; community planning requirements; tenant protections; public land disposition policies; and land that may be used for affordable housing. Mitigate displacement that may result from planning efforts, public and large-scale private infrastructure and other investments, and market pressure. Implement anti-displacement measures prior to or concurrent with development capacity increases and public capital investments.</u></p>	<p><u>Suggested equitable development and anti-displacement strategies include:</u></p> <ul style="list-style-type: none"> <li>• <u>Consider and plan for socioeconomic diversity and cultural stability</u></li> <li>• <u>Encourage homeownership opportunities for low-income households</u></li> <li>• <u>Acquire and preserve manufactured housing communities to prevent displacement</u></li> <li>• <u>Acquire land for affordable housing ahead of planned infrastructure investments or other investments that may increase land and housing costs</u></li> <li>• <u>Implement a community preference policy that allows housing developments to prioritize certain applicants when leasing or selling units in communities at high risk of displacement.</u></li> <li>• <u>Implement tenant protections that increase stability such as:</u> <ul style="list-style-type: none"> <li>○ <u>Notice of rent increase</u></li> <li>○ <u>Right to live with family</u></li> <li>○ <u>Just cause eviction for tenants on termed leases</u></li> <li>○ <u>Tenant relocation assistance</u></li> </ul> </li> </ul> <p><u>Establish programs to invest in underrepresented communities to promote community-driven development and/ or prevent displacement</u></p>

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This amendment would clarify the actors in and targets of the proposed housing policies and housing technical appendix. Specifically, the amendment would:

1. Add "public" in front of "capital investments" in Policy H-3.
2. Add "public" in front of "land disposition policies" in Policy H-19 to clarify that the policies should only apply to public land.

3. Add "large-scale" in front of and remove "infrastructure" from "private investments" in Policy H-19.
4. Add "public" in front of "capital investments" in Policy H-19.