

GMPC June 23, 2021 Amendment Packet

Package	Amendment #	Policy # & Sponsor	Proposed Amendment: Consent	Notes
Consent	C-1	EN-6  CM Kathy Lambert, King County	<u>Locate development <del>and supportive infrastructure</del> in a manner that minimizes impacts to natural features <del>through</del>. Promote the use of innovative environmentally sensitive development practices <del>that take into account, including</del> design, materials, construction, and <del>ongoing on-going</del> maintenance.</u>	
Consent	C-2	PF-19  Ryan Stokes, GMPC School District Representative	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. <u>If possible, locate</u> <del>Locate</del> these facilities in places that are well served by transit and pedestrian and bicycle networks. <u>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.</u>	
Consent	C-3	PF-22  Ryan Stokes, GMPC School District Representative	<u>Coordinate <del>and collaborate</del> 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:</u>  a) <u>Identifying surplus properties and private properties that could be available for new school sites;</u> b) <u>Creating opportunities for shared use of buildings, fields, and other facilities;</u> c) <u>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;</u> d) <u>Prioritizing and simplifying permitting of schools;</u> e) <u>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;</u> f) <u>Partnering with school districts in planning and financing walking and</u>	

GMPC June 23, 2021 Amendment Packet

Package	Amendment #	Policy # & Sponsor	Proposed Amendment: Consent	Notes
			<p><u>biking routes for schools; and</u></p> <p><b>g) <u>Encouraging more walking, biking, and transit ridership for students, teachers, and staff.</u></b></p> <p><u>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.</u></p>	
Consent	C-4	<p>DP-3, DP-4, &amp; DP-5</p> <p>CM Jennifer Robertson, City of Bellevue</p>	<p><del>DP-3 Efficiently develop</del> Develop and use residential, commercial, and manufacturing land <u>efficiently</u> in the Urban Growth Area to create healthy, <del>and vibrant, and equitable</del> urban communities with a full range of urban services, and to protect the long-term viability of the Rural Area and Resource Lands. <del>Promote the efficient</del> <u>Efficient</u> use of land within the Urban Growth Area <del>by using</del> <u>includes</u> methods such as:</p> <ul style="list-style-type: none"> <li>• a) Directing concentrations of housing and employment growth to <u>high opportunity areas like designated centers and station areas, consistent with the numeric goals in the regional growth strategy;</u></li> <li>• b) Encouraging compact and <u>infill</u> development with a mix of compatible residential, commercial, and community activities;</li> <li>• <u>c) Provide opportunities for greater housing growth closer to areas of high employment to reduce commute times</u></li> <li>• <del>e)d) Maximizing</del> <u>Optimizing</u> the use of existing capacity for housing and employment;</li> <li>• <del>d)e) Redeveloping underutilized lands, in a manner that considers equity and mitigates displacement; and</del></li> <li>• <del>e)f) Coordinating plans for land use, transportation, schools, capital facilities and services.</del></li> </ul> <p><del>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</del></p>	

GMPC June 23, 2021 Amendment Packet

Package	Amendment #	Policy # & Sponsor	Proposed Amendment: Consent	Notes
			<p><u>opportunity</u>. Focus employment growth within <del>regional and countywide</del> designated Urban and Manufacturing/Industrial Centers <u>manufacturing/industrial centers</u> and within locally designated local centers.</p> <p><b>DP-5</b> <del>Decrease</del> <u>Reduce</u> 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 <u>and look for opportunities to reduce overall commute distances by locating housing closer to areas of high employment.</u></p>	
Consent	C-5	<p>H-24 &amp; H-25</p> <p>CM Jennifer Robertson, City of Bellevue</p>	<p><b>H-24</b> <u>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.</u></p> <p>a) <u>Jurisdictions, including the county for unincorporated areas, will report annually to the county <u>using guidance developed by the County on housing AMI levels:</u></u></p> <ol style="list-style-type: none"> <li>1) <u>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.</u></li> <li>2) <u>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;</u></li> <li>3) <u>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</u></li> </ol> <p>a) <u>The county will <u>where feasible consolidate housing data across jurisdictions to provide clarity and assist jurisdictions with housing data inventory</u> and report annually on:</u></p>	

GMPC June 23, 2021 Amendment Packet

Package	Amendment #	Policy # & Sponsor	Proposed Amendment: Consent	Notes
			<ol style="list-style-type: none"> <li>1) <u>countywide housing inventory of:</u> <ol style="list-style-type: none"> <li>i) <u>total housing units, by affordability to AMI bands;</u></li> <li>ii) <u>total income-restricted units, by AMI limit;</u></li> <li>iii) <u>number of units lost to demolition, redevelopment, or conversion to non-residential use during the reporting period;</u></li> <li>iv) <u>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</u></li> <li>v) <u>total income-restricted units by tenure, AMI limit, location, created during the reporting period, starting in 2021.</u></li> <li>vi) <u>total net new income-restricted units and the term of rent and income restrictions created during the reporting period, starting in December 2022;</u></li> <li>vii) <u>share of households by housing tenure by jurisdiction; and</u></li> <li>viii) <u>zoned residential capacity percentages broken down by housing type/number of units allowed per lot;</u></li> </ol> </li> <li>2) <u>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;</u></li> <li>3) <u>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.</u></li> <li>4) <u>number of income-restricted units within a half mile walkshed of a high-capacity or frequent transit stations in the county;</u></li> <li>5) <u>share of households with housing cost burden, by income band, race, and ethnicity;</u></li> <li>6) <u>tenant protection policies adopted by jurisdiction; and</u></li> <li>7) <u>number of individuals and households experiencing homelessness, by race and ethnicity.</u></li> </ol>	

GMPC June 23, 2021 Amendment Packet

Package	Amendment #	Policy # & Sponsor	Proposed Amendment: Consent	Notes		
			<p>b) <u>Where feasible, jurisdictions will also collaborate to report:</u></p> <p>1) <u>net new units accessible to persons with disabilities.</u></p> <p><b>H-25</b> The county will <u>provide guidance to jurisdictions on goals for housing AMI levels</u> 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.</p>			
Consent	C-6	<p>H-3 &amp; H-19 and edits to Appendix 4: Housing Technical Appendix, H-16 and H-19</p> <p>CM Kathy Lambert, King County</p>	<p><b>H-3</b> <u>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:</u></p> <p><u>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.</u></p> <p><b>H-19</b> <u>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.</u></p> <p>Housing Technical Appendix</p> <table><tr><td><b>H-16</b> <u>Support the development and preservation of income-</u></td><td><u>Preservation strategies to consider include:</u><ul style="list-style-type: none"><li><u>Identify areas that may be at higher</u></li></ul></td></tr></table>	<b>H-16</b> <u>Support the development and preservation of income-</u>	<u>Preservation strategies to consider include:</u> <ul style="list-style-type: none"><li><u>Identify areas that may be at higher</u></li></ul>	
<b>H-16</b> <u>Support the development and preservation of income-</u>	<u>Preservation strategies to consider include:</u> <ul style="list-style-type: none"><li><u>Identify areas that may be at higher</u></li></ul>					

Package	Amendment #	Policy # & Sponsor	Proposed Amendment: Consent		Notes
			<u>restricted affordable housing that is within walking distance to planned or existing high-capacity and frequent transit.</u>	<p> <u>risk of displacement from market forces that occur with changes to zoning development regulations and <b>public</b> capital investments and establish anti-displacement policies, with consideration given to the preservation of historical and cultural communities as well as:</u> </p> <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> <li>○ <u><b>public</b> 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 <b>public</b> capital investments</u></li> </ul>	

Package	Amendment #	Policy # & Sponsor	Proposed Amendment: Consent		Notes
				<p><u>are anticipated to allow current low-income residents to stay</u></p>	
			<p><b>H-19</b> <u>Adopt policies and strategies that 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; <del>public</del> land disposition policies; and land that may be used for affordable housing. Mitigate displacement that may result from planning efforts, <del>public and large-scale private infrastructure and other</del> investments, and market pressure. Implement anti-displacement measures prior to or concurrent with</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></li> </ul>	

GMPC June 23, 2021 Amendment Packet

Package	Amendment #	Policy # & Sponsor	Proposed Amendment: Consent	Notes
			<u>development capacity increases and public capital investments.</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> <u>Establish programs to invest in underrepresented communities to promote community-driven development and/ or prevent displacement</u>	
Consent	C-7	Appendix 4: Housing Technical Appendix  IJT	See attached document, Exhibit 1	
Consent	C-8	DP-11  IJT	<b>DP-11</b> When <del>Master Planned Developments</del> <u>large mixed-use developments</u> are permitted in Cities in the Rural Area, collaborate with King County during the development process so that impacts on surrounding Rural Area and <u>Natural Resource Lands are avoided and mitigated.</u>	
Consent	C-9	Errata Amendment, many sections, many policies.  IJT	Update narrative text on Page 6 under the heading titled “The King County Countywide Planning Policies: <u>The comprehensive plan for King County and <del>city comprehensive plans the comprehensive plans for cities and towns in King County</del> are developed from the framework that the CPPs establish. The 2021 Countywide Planning Policies were designed to provide guidance in advance of the 2024 statutory update of comprehensive plans to reflect <del>a number of</del> changes to the regional policy framework and to reflect new priorities addressing equity and social justice within our communities.</u>	



GMPC June 23, 2021 Amendment Packet

Package	Amendment #	Policy # & Sponsor	Proposed Amendment: Consent	Notes
			<p><u>The CPPs implement VISION 2050, which is <del>the region's plan for growth</del>. VISION 2050 is the product of <del>the a</del> regional planning process led by the Puget Sound Regional Council (PSRC), an association of cities, towns, four counties (King, Kitsap, Pierce, and Snohomish), ports, tribes, and state agencies. <del>VISION 2050 is the region's plan for growth</del>. By 2050, the region's population <del>will is projected to</del> reach 5.8 million people.</u></p> <p>Update narrative text on pages 6 and 7 under heading "The Growth Management Planning Council":  <u>The GMPC is supported by the Interjurisdictional Staff Team (IJT), which reflects <del>the</del> membership of the GMPC. The IJT is comprised of senior planning staff from King County and the cities. The IJT operates on a consensus basis and prepares all documents for GMPC review and consideration.</u></p> <p><u>The Countywide Planning Policies and all amendments to the CPPs become effective following approval by the GMPC, adoption by the King County Council, and ratification <del>by</del> King County cities.</u></p> <p>Update narrative text on page 7 under heading titled "Equity and Social Justice":  <u>The policies' collective vision for the county's shared future will have a significant effect <del>through on</del> local plans that shape how jurisdictions allocate public resources and set policy to achieve a future where everyone enjoys a safe and healthy place to live, work, and play.</u></p> <p>Update narrative text on pages 7 and 8 under the heading titled "King County Demographics and Geography":  <u>King County is the most populous county in Washington State and the 13<sup>th</sup> most populous county in the nation. In 2021, King County is home to about 2.3 million people and 1.5 million jobs. King County's population continues to diversify each year. In 2019, communities of color comprised 40% of the population, 23% of the population was born outside the United States, and 28% of people over age five spoke a language other than English at home.</u></p>	

GMPC June 23, 2021 Amendment Packet

Package	Amendment #	Policy # & Sponsor	Proposed Amendment: Consent	Notes
			<p><u>People under 18 comprise 20% of the population, while <del>elders seniors</del> over 65 comprise about 14% of the population.</u></p> <p><u>King County's land area is 2,130 square miles and is characterized <del>by</del> cities large and small, by beautiful scenery and geographic variety, stretching from the Puget Sound in the west to the crest of the Cascade Mountains in the east. King County has a variety of working farms and forestlands, as well as a significant open space network.</u></p> <p>Update narrative text in the Framework Chapter on page 15 under the heading "Consistency": The full body of the Countywide Planning Policies is to be considered for decision-making <u>within the context of each <del>individual</del> city's needs and situations.</u></p> <p>Update to Policy FW-6: <u>Develop and use an equity impact review tool when developing plans and policies to test for outcomes that might adversely impact Black, Indigenous, immigrant, and other communities. Regularly assess <del>the</del> impact of policies and programs to identify actual outcomes and adapt as needed to achieve intended goals.</u></p> <p>Update to Policy EN-3: <del>Encourage</del> <u>Ensure public and private projects <del>to</del> incorporate locally appropriate low impact development approaches, developed using a watershed planning framework, for managing stormwater, protecting water quality, minimizing flooding and erosion, protecting habitat, and reducing greenhouse gas emissions.</u></p> <p>Update to Policy EN-4: Encourage the transition to a sustainable energy future by reducing demand through planning for efficiency and conservation, <u>supporting <del>the</del> development of energy management technology such as advanced</u></p>	

GMPC June 23, 2021 Amendment Packet

Package	Amendment #	Policy # & Sponsor	Proposed Amendment: Consent	Notes
			<p><u>thermostats or software that optimizes usage</u>, and <del>by</del> meeting reduced needs from sustainable sources.</p> <p>Update narrative text in the Environment Chapter on page 18 under the heading “Earth and Habitat”: For ecosystems to be healthy and provide healthful benefits to people, local governments must prevent negative human impacts and work to ensure that this ecosystem remains <u>s</u> diverse and productive over time. With the impending effects of climate change, maintaining biodiversity becomes even more critical to the preservation and resilience of resource-based activities and to <u>a</u> many social and ecological systems.</p> <p>Update to Policy EN-13 <u>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. Prioritize places where Black, Indigenous, and other people of color, <del>low-income low-income</del>, and frontline community members live, work, and play.</u></p> <p>Update narrative text in the Environment Chapter on page 19 under the heading “Flood Hazards”: The King County Flood Control District exists to protect public health and safety, regional economic centers, public and private property, <u>and</u> transportation corridors.</p> <p>Update to Policy EN-15: <del>Work cooperatively to meet</del> <u>Meet</u> regulatory standards for floodplain development <del>as these through</del> <u>inter-jurisdictional interjurisdictional</u> collaboration. These standards are <u>regularly</u> updated for consistency with relevant federal requirements, including those related to the Endangered Species Act.</p>	

GMPC June 23, 2021 Amendment Packet

Package	Amendment #	Policy # & Sponsor	Proposed Amendment: Consent	Notes
			<p>Update to narrative text in the Environment Chapter on page 20 under the heading “Water Resources”: The flow and quality of water <del>is</del> <u>are</u> impacted by water withdrawals, land development, stormwater management, and climate change.</p> <p>Update to Policy EN-19: Manage natural drainage systems to improve water quality and habitat functions, minimize erosion and sedimentation, protect public health, reduce flood risks, and moderate peak <del>storm-water</del> <u>stormwater</u> runoff rates. Work cooperatively among local, regional, state, national and tribal jurisdictions to establish, monitor, and enforce consistent standards for managing streams and wetlands throughout drainage basins.</p> <p>Update to Policy EN-22: <u>Identify and preserve regionally significant open space networks in both Urban and Rural Areas through implementation of the Regional Open Space Plan. Develop strategies and funding to protect lands that provide the following valuable functions:</u></p> <ul style="list-style-type: none"> <li>• <u>Ecosystem linkages and migratory corridors crossing jurisdictional boundaries;</u></li> <li>• <u>Physical or visual separation delineating growth boundaries or providing buffers between incompatible uses;</u></li> <li>• <u>Active and passive outdoor recreation opportunities;</u></li> <li>• <u>Wildlife habitat and migration corridors that preserve and enhance ecosystem resiliency in the face of urbanization and climate change;</u></li> <li>• <u>Preservation of ecologically sensitive, scenic, or cultural resources;</u></li> <li>• <u>Urban green space, habitats, and ecosystems;</u></li> <li>• <u>Forest resources; and</u></li> <li>• <u>Food production potential.</u></li> </ul> <p>Update to Policy EN-30 <del>Plan for land use patterns and transportation systems</del> that minimize air pollution and greenhouse gas emissions, including:</p>	

GMPC June 23, 2021 Amendment Packet

Package	Amendment #	Policy # & Sponsor	Proposed Amendment: Consent	Notes
			<ul style="list-style-type: none"> <li>• <del>Maintaining or exceeding existing standards for carbon monoxide, ozone, and particulates;</del></li> <li>• Directing growth to Urban Centers and other mixed-use/ high density locations that support mass transit, encourage non-motorized modes of travel, and reduce trip lengths;</li> <li>• Facilitating modes of travel other than single occupancy vehicles including transit, walking, bicycling, and carpooling;</li> <li>• Incorporating energy-saving strategies in infrastructure planning and design;</li> <li>• <u>Encouraging <del>inter-jurisdictional</del> interjurisdictional planning to ensure efficient use of transportation infrastructure and modes of travel;</u></li> <li>• Encouraging new development to use low emission construction practices, low or zero net lifetime energy requirements, and “green” building techniques; <u>and</u></li> <li>• Reducing building energy use through green building <u>and retrofit of existing buildings; and.</u></li> <li>• <del>Increasing the use of low emission vehicles, such as efficient electric-powered vehicles.</del></li> </ul> <p>Update to Policy EN-33 King County shall assess and report countywide greenhouse gas emissions associated with resident, business, and <del>other</del> local government buildings, <del>on</del> road vehicles, and solid waste at least every two years. King County shall also update its comprehensive greenhouse gas emissions inventory that quantifies all direct local sources of greenhouse gas emissions as well as emissions associated with local consumption at least every five years. <u>Encourage cities in King County to develop <del>city-specific</del> city-specific emissions inventories and data, in partnership with King County.</u></p> <p>Update to narrative text in the Development Patterns Chapter on page 24 under the heading “Development Patterns”:</p>	

GMPC June 23, 2021 Amendment Packet

Package	Amendment #	Policy # & Sponsor	Proposed Amendment: Consent	Notes
			<p>The policies in this chapter address the location, types, design, and intensity of land uses that are desired in King County and its cities. They guide implementation of the vision for physical development within the county. The policies also provide a framework for how to focus <u>multimodal</u> improvements to transportation, public services, the environment, and affordable housing, as well as how to incorporate concerns about climate change, <u>social equity</u>, and public health into planning for new growth. Development patterns policies are at the core of growth management efforts in King County; they further the goals of <u>VISION-2040-2050</u>, and recognize the variety of local communities that will be taking action to achieve those goals.</p> <p>Update to Overarching Goal for the Development Patterns chapter:  <i>Growth in King County occurs in a compact, centers-focused pattern that uses land and infrastructure efficiently, <u>connects people to opportunity</u>, and <del>that</del> protects Rural and Resource Lands.</i></p> <p>Update to narrative text to in the Development Patterns Chapter on pages 24 and 25 under the heading “Urban Growth Area”:  The pattern of growth within the Urban Growth Area implements the Regional Growth Strategy through <u>the</u> allocation of targets to local jurisdictions.</p> <p>...</p> <p><u>The stability and sustainability of the Urban Growth Area depends on fostering development patterns that provide access to opportunity for all.</u></p> <p>Update to Policy DP-2:  <u>Accommodate housing and employment growth first and foremost in cities and centers within the Urban Growth Area, where residents and workers have higher access to opportunity and <del>high-capacity</del> high capacity transit.</u>  Promote a pattern of compact development within the Urban Growth Area that includes housing at a range of urban densities, commercial and industrial development, and other urban facilities, including medical, governmental, institutional, and educational uses <u>and schools</u>, and parks and open space.  The Urban Growth Area will include a mix of uses that are convenient to and</p>	

GMPC June 23, 2021 Amendment Packet

Package	Amendment #	Policy # & Sponsor	Proposed Amendment: Consent	Notes
			<p>support public transportation in order to reduce reliance on single occupancy vehicle travel for most daily activities.</p> <p>Update to Policy DP-13: GMPC shall:</p> <ul style="list-style-type: none"> <li>• <u>a) Update housing and employment targets periodically to provide jurisdictions with up-to-date growth allocations to be <del>incorporated</del> used as the land use assumption in state-mandated comprehensive plan updates;</u></li> <li>• <u>b) Adopt housing and employment growth targets in the Countywide Planning Policies pursuant to the procedure described in policy G-1;</u></li> <li>• <u>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;</u></li> <li>• <u>d) Adjust targets administratively upon annexation of unincorporated Potential Annexation Areas by cities. Growth targets for the <del>2006-2031</del> planning period are shown in table DP-1.</u></li> </ul> <p>Update to Policy DP-17 Allow expansion of the Urban Growth Area only if at least one of the following criteria is met:</p> <ul style="list-style-type: none"> <li>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</li> <li>b) A proposed expansion of the <u>contiguous</u> 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;</li> </ul>	

Package	Amendment #	Policy # & Sponsor	Proposed Amendment: Consent	Notes
			<p>1) is at least <u>a minimum of</u> four times the acreage of the land added to the Urban Growth Area; <u>and</u></p> <p>2) is contiguous with the <u>original 1994</u> Urban Growth Area with at least a portion of the dedicated open space surrounding the proposed Urban Growth Area expansion; and</p> <p>3) <del>Preserves is onsite and</del> 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</p> <p>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.</p> <p>Update to Policy DP-25 Facilitate the annexation of unincorporated areas within the Urban Growth Area that are already urbanized and are within a city's Potential Annexation Area in order to <del>provide</del> <u>increase the provision of</u> urban services to those areas. <del>Annexation is preferred over incorporation. To move Potential Annexation Areas towards annexation, cities and the County shall work to establish pre-annexation agreements that identify mutual interests, and ensure coordinated planning and compatible development, until annexation is feasible.</del></p> <p>Update to Policy DP-27 Allow cities to annex territory only within their designated Potential Annexation Area as shown in the Potential Annexation Areas Map in Appendix 2. Phase annexations to coincide with the ability of cities <u>or existing special purpose districts</u> to coordinate the provision of a full range of urban services to areas to be annexed.</p> <p>a) <u>For areas that have received approval for annexation from the King County Boundary Review Board, the City shall include a process that includes collaboration with King County for annexation in the next statutory update of their Comprehensive Plan.</u></p>	



GMPC June 23, 2021 Amendment Packet

Package	Amendment #	Policy # & Sponsor	Proposed Amendment: Consent	Notes
			<p>b) <u>Jurisdictions may negotiate with one another regarding changing boundaries or affiliations of Potential Annexation Areas and may propose such changes to GMPC as an amendment to Appendix 2. In proposing any new or revised PAA boundaries or city affiliation, jurisdictions should consider the criteria in DP-27. In order to ensure <del>than that</del> any changes can be included in local comprehensive plans, any proposals resulting from such negotiation should be brought to GMPC for action no later than two years prior to the statutory deadline for the major plan update.</u></p> <p>Update to Goal Statement in the Development Patterns Chapter on page 37: <i>King County grows in a manner that reinforces and expands upon a system of existing and planned <del>high-capacity high capacity</del> transit in central places within which concentrated residential communities and economic activities can flourish.</i></p> <p>Update to Policy DP-31  <del>Concentrate</del> <u>Focus</u> housing and employment growth <del>within</del> <u>into</u> designated <del>Urban Centers</del> <u>regional growth centers</u>, at levels consistent with the Regional Growth Strategy, and at densities that maximize <del>high-capacity high capacity</del> <u>transit</u>.</p> <p>Update to Policy DP-32            Designate <del>Urban Centers</del> <u>regional growth centers</u> in the Countywide Planning Policies where city-nominated locations meet the criteria in <del>policies DP-31 and DP-32</del> <u>and where the city's commitments will help ensure the success of the center. Urban</u> the King County Centers Designation Framework, as adopted in Appendix 6. <del>Urban Centers</del> <u>Regional growth centers</u> will be limited in number and located on existing or planned <del>high-capacity high-capacity</del> <u>transit</u> corridors to provide a framework for targeted private and public investments that support regional land use and transportation goals.</p>	

GMPC June 23, 2021 Amendment Packet

Package	Amendment #	Policy # & Sponsor	Proposed Amendment: Consent	Notes
			<p>The Land Use Map in Appendix 1 shows the locations of the designated Urban Centers.</p> <p>Update to Policy DP-35  <u>Evaluate the potential physical, economic, and cultural displacement of residents and businesses in regional growth centers and <del>high-capacity</del> high capacity transit station areas, particularly for Black, Indigenous, immigrant, and other communities at greatest risk. Use a range of strategies to mitigate identified displacement impacts.</u></p> <p>Update to Policy DP-36  <u>Designate countywide centers in the Countywide Planning Policies where locations meet the criteria in the King County Centers Designation Framework. Countywide centers shall have zoned densities that support <del>high-capacity</del> high capacity transit and be located on existing or planned transit corridors.</u></p> <p>Update to Policy DP-39  <del>Develop neighborhood planning and design processes that encourage infill development, redevelopment, and reuse of existing buildings and that, where appropriate based on local plans, enhance the existing community character and mix of uses. Plan for neighborhoods or subareas to encourage infill and redevelopment, provision of adequate public spaces, and reuse of existing buildings and underutilized lands, as well as enhance public health, existing community character, and mix of uses. Neighborhood and subarea planning will include equitable engagement with <del>low-income</del> low-income households, Black, Indigenous, and other communities of color, and immigrants, including people facing language barriers.</del></p> <p>Update to Policy DP-49  <u>Establish rural development standards to and strategies to ensure all development protect protects the natural environment, including farmlands and forest lands, by using seasonal and maximum clearing limits for vegetation, limits on the amount of impervious surface, surface water</u></p>	

GMPC June 23, 2021 Amendment Packet

Package	Amendment #	Policy # & Sponsor	Proposed Amendment: Consent	Notes
			<p>management standards that preserve natural drainage systems, water quality and groundwater recharge, and best management practices for <del>resource based</del> <u>resource-based</u> activities.</p> <p>Update to narrative text in the Development Patterns Chapter on page 43 under the heading “Natural Resource Lands”:  <del>The Natural Resource Lands are designated areas with long-term long-term commercial significance for agriculture, forestry, and mining, and are depicted in the Land Use Map in Appendix 1 as Forest Product Districts, Agricultural Production Districts, and Mineral Resource Lands.</del> The use and designation of these lands are to be permanent, in accordance with the Growth Management Act. King County has maintained this base of agriculture and forest lands despite the rapid growth of the previous decades. The Resource Lands are to remain in unincorporated King County, but their benefit and significance is felt throughout the county into the cities. Within cities, farmers markets are becoming important and sought after neighborhood amenities.</p> <p>Update to introductory narrative text for the Housing Chapter on page 50: <u>Building on the Task Force’s work, this chapter establishes a countywide need for affordable housing defined as the additional housing units needed in King County by 2044 so that no household at or below 80 percent of Area Median Income (AMI) is housing cost burdened. While the need is expressed in countywide terms, 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 while more affordable jurisdictions will need to take significant action to preserve affordability. To succeed, all communities must address housing need where it is greatest--housing affordable to extremely low income extremely low-income households.</u></p> <p>Update to Policy H-1  <u>All comprehensive plans in King County combine to address the countywide need for housing affordable to households with low, very low, and extremely</u></p>	

Package	Amendment #	Policy # & Sponsor	Proposed Amendment: Consent	Notes						
			<p><del>low incomes low-, very low-, and extremely low-incomes</del>, 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 countywide need for housing in 2044 by percentage of AMI is:</p> <table><tr><td>30 percent and below AMI (extremely low)</td><td>15 percent of total housing supply</td></tr><tr><td>31-50 percent of AMI (very low)</td><td>15 percent of total housing supply</td></tr><tr><td>51-80 percent of AMI (low)</td><td>19 percent of total housing supply</td></tr></table> <p>Update to Policy H-2 <u>Prioritize the need for housing affordable to households at or below 30 percent AMI (extremely <del>low income low-income</del>) by implementing tools such as:</u></p> <ul style="list-style-type: none"><li>• <u>increasing capital, operations, and maintenance funding;</u></li><li>• <u>adopting complementary land use regulations;</u></li><li>• <u>fostering welcoming communities, including people with behavioral health needs;</u></li><li>• <u>adopting supportive policies; and</u></li><li>• <u>supporting collaborative actions by all jurisdictions.</u></li></ul> <p>Update to Policy H-3 <u>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:</u></p> <p>...</p> <p>e. <u>number of income-restricted units and, where feasible, total number of units, within a half-mile walkshed of <del>high-capacity high capacity</del> or frequent transit service where applicable and regional and countywide centers;</u></p> <p>...</p>	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	
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									

Package	Amendment #	Policy # & Sponsor	Proposed Amendment: Consent	Notes
			<p>i. <u>housing development capacity within a half-mile walkshed of <del>high-capacity</del> high capacity or frequent transit service, if applicable;</u></p> <p>Update to narrative text in the Housing Chapter on page 53 under the heading “Collaborate Regionally”:  <u>Housing affordability is important to regional economic vitality and sustainability. Housing markets do not respect jurisdictional boundaries. For these reasons, this section promotes cross-sectoral and interjurisdictional coordination and collaboration to identify and meet the housing needs of households with <del>extremely low-, very low-, and low-incomes</del> extremely low-, very low-, and low-incomes.</u></p> <p>Update to narrative text in the Housing Chapter on page 54 under the heading “Implement Policies and Strategies to Meet Housing Needs Equitably”:  <u>VISION 2050 encourages local jurisdictions to implement strategies to preserve, improve, and expand <del>its their</del> housing stock to provide a range of affordable, accessible, healthy, sustainable, and safe housing choices to every resident. This section supports equitably meeting housing needs through strategies and actions that promote:</u></p> <ul style="list-style-type: none"> <li>• <u>distributional equity: An individual’s income race, ethnicity, immigration status, sexual orientation, ability, or income doesn’t impact their ability to access housing in the neighborhood of their choice;</u></li> <li>• <u>cross-generational equity: The impact of the housing policies we create result in fair and just distribution of benefits and burdens to future generations;</u></li> <li>• <u>process equity: The housing policy development, decision-making, and implementation process is inclusive, open, fair, and accessible to all stakeholders; and</u></li> <li>• <u>reparative policies: The policies implemented will actively seek to repair harms caused <del>d</del> by racially biased policies.</u></li> </ul> <p>Update to Policy H-13</p>	

Package	Amendment #	Policy # & Sponsor	Proposed Amendment: Consent	Notes
			<p><u>Prioritize the use of local and regional resources (e.g. funding, surplus property) for income-restricted housing, particularly for extremely <del>low income</del> low-income households, populations with special needs, and others with disproportionately greater housing needs. Consider projects that promote access to opportunity, anti-displacement, and wealth building for Black, Indigenous, and People of Color communities to support implementation of policy H-9.</u></p> <p>Update to Policy H-17:  <u>H-17 Adopt inclusive planning tools and policies whose purpose is to increase the ability of all residents in jurisdictions throughout the county to live in the neighborhood of their choice, reduce disparities in access to opportunity areas, and meet the needs of the region's current and future residents by:</u></p> <ul style="list-style-type: none"> <li><u>a. providing access to affordable housing to rent and own throughout the jurisdiction, with a focus on areas of high opportunity;</u></li> <li><u>b. expanding capacity for moderate-density housing <del>in the</del> throughout the jurisdiction, especially in areas currently zoned for lower density single-family detached housing in the Urban Growth Area, and capacity for high-density housing, where appropriate, consistent with the Regional Growth Strategy;</u></li> <li><u>c. evaluating the feasibility of, and implementing, where appropriate, inclusionary and incentive zoning to provide affordable housing; and</u></li> <li><u>d. providing access to housing types that serve a range of household sizes, types, and incomes, including 2+ bedroom homes for families with children and/or adult roommates and accessory dwelling units, efficiency studios, and/or congregate residences for single adults.</u></li> </ul> <p>Update Policy H-24  <u>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.</u></p>	

Package	Amendment #	Policy # & Sponsor	Proposed Amendment: Consent	Notes
			<p>...</p> <p>b) <u>The county will report annually:</u></p> <p>...</p> <p>4. <u>number of income-restricted units within a half mile walkshed of a <del>high-capacity</del> high capacity or frequent transit stations in the county;</u></p> <p>Update to narrative text in the Economy Chapter on page 62 under the heading “Places”:  <u>While King County as a whole moves towards an economy dominated by high-tech and medical services, subregions within the County are hosts to concentrations in other sectors and have experienced job growth in the construction, warehousing, and transportation sectors as real estate pricing recalibrates the geography of jobs. Even as Seattle’s share of manufacturing sector jobs has fallen since 2008, South King County’s cities such as Kent, Auburn, and Renton have seen commensurate increases in manufacturing—and are competing with neighboring Snohomish and Pierce County to retain this critical industry. The policies below take a proactive approach to maintaining King County’s role as the home to internationally significant Manufacturing and Industrial Centers and the industries and businesses that make them what they are.</u></p> <p>Update to Policy EC-22  <u>Encourage commercial and <del>mixed-use</del> mixed-use development that provide a range of job opportunities throughout the region to create a closer balance and match between the location of jobs and housing.</u></p> <p>Update to Policy T-1  <u>Work cooperatively with the Puget Sound Regional Council, the state, and other relevant agencies to finance and develop an equitable and sustainable multi-modal transportation system that enhances regional mobility and reinforces the countywide vision for managing growth. Use VISION</u></p>	

Package	Amendment #	Policy # & Sponsor	Proposed Amendment: Consent	Notes
			<p><del>2040</del>2050, <del>Transportation 2040</del> the <u>Regional Transportation Plan</u>, and the <u>Regional Growth Strategy</u> as the policy and funding framework for creating a system of <del>Urban Centers</del> <u>regional, countywide, locally designated local centers, and Manufacturing/ Industrial Centers</u> <del>manufacturing/industrial centers</del> linked by a multimodal network including <del>high-capacity</del> <u>high capacity</u> transit, <u>frequent</u> bus transit and an interconnected system of <u>roadways</u>, freeways and high-occupancy vehicle lanes.</p> <p>Update to Policy T-5  <u>Prioritize transportation investments that provide and encourage alternatives to <del>single-occupancy</del> <u>single occupancy</u> vehicle travel and increase travel options, especially to and within centers and along corridors connecting centers.</u></p> <p>Update to narrative text in the Transportation Chapter on page 68 under the heading “Mobility”:                      Mobility is necessary to sustain personal quality of life and the regional economy. For individuals, mobility requires an effective transportation system that provides safe, reliable, and affordable travel options for people of all ages, incomes, and abilities. While the majority of people continue to travel by personal automobile, there are growing segments of the population (e.g. urban, elderly, teens, <del>low-income</del> <u>low-income</u>, minorities, and persons with disabilities) that rely on other modes of travel such as walking, bicycling, and public transportation to access employment, education and training, goods and services. According to the <i>2009 American Community Survey</i>, about 8.7 percent of all households in King County had no vehicle available. For many minority populations, more than 20 percent had no vehicle available to them.</p> <p>The movement of goods is also of vital importance to the local and regional economy. International trade is a significant source of employment and economic activity in terms of transporting freight, local consumption, and exporting <del>of</del> goods. The policies in this section are intended to address use and integration of the multiple modes necessary to move people and goods</p>	



GMPC June 23, 2021 Amendment Packet

Package	Amendment #	Policy # & Sponsor	Proposed Amendment: Consent	Notes
			<p>within and beyond the region. The importance of the roadway network, implicit in the policies of this section, is addressed more specifically in the System Operations section of this chapter.</p> <p>Update to Policy T-13  <u>Advocate for and pursue new, innovative, sustainable, and progressive transportation funding methods including user fees, tolls, and other pricing mechanisms, that reduce the volatility of transit funding and funds the maintenance, improvement, preservation, and operation of the transportation system.</u></p> <p>Update to Policy T-19  Address the needs of <del>non-driving populations,</del> <u>people who do not drive, either by choice or circumstances (e.g. elderly, teens, low-income low-income, and persons with disabilities),</u> in the development and management of local and regional transportation systems.</p> <p>Update to Policy T-20  <del>Site-</del><u>Consider mobility options, connectivity, active transportation access, and safety in the siting and design of transit stations and transit-mobility hubs, to promote connectivity and access for pedestrian and bicycle patrons especially those that are serviced by</u> <del>high-capacity</del> <u>high capacity</u> transit.</p> <p>Update to narrative text in the Transportation Chapter on page 70 under the heading "System Operations":  The design, management, and operation of the transportation system are major factors that influence the region's growth and mobility <u>and have significant impacts on equity, addressing historical inequities and our environment.</u> Policies in this section stress the need to make efficient use of the existing infrastructure, serve the broad needs of the users, address safety and public health issues, and design facilities that are a good fit for the surroundings. Implementation of the policies will require the use of a wide range of tools including, but not limited to:</p>	

GMPC June 23, 2021 Amendment Packet

Package	Amendment #	Policy # & Sponsor	Proposed Amendment: Consent	Notes
			<ul style="list-style-type: none"> <li>technologies such as intelligent transportation systems and alternative fuels;</li> <li>demand management programs for parking, commute trip reduction and congestion; and</li> <li>incentives, pricing systems and other strategies to encourage choices that increase mobility while improving -public health and environmental sustainability.</li> </ul> <p>Update to Policy T-25  <u>Reduce stormwater pollution from transportation facilities and improve fish passage through retrofits and updated design standards. When feasible, integrate with other improvements to achieve multiple benefits and cost efficiencies.</u></p> <p>Update to Policy T-30          Develop a transportation system that minimizes negative <u>health and environmental</u> impacts to <u>human health, including exposure to environmental toxins generated by vehicle emissions all communities, especially Black, indigenous, and other communities of color and low-income low-income communities, that have been disproportionately affected by transportation decisions.</u></p> <p>Update to the narrative text in the Public Facilities Chapter on page 73 under the heading "Collaboration Among Jurisdictions":          More than 100 special purpose districts, including water, sewer, flood control, stormwater, fire, school, and other districts, provide essential services to the residents of King County.</p> <p>Update to Policy 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 <del>of the</del> (March 31, 2012 School Siting Task Force Report) <u>and as provided</u></p>	

GMPC June 23, 2021 Amendment Packet

Package	Amendment #	Policy # & Sponsor	Proposed Amendment: Consent	Notes
			<p><u>specifically for in Pierce County by RCW 36.70A.211.</u> Locate these facilities in places that are well served by transit and pedestrian and bicycle networks.</p> <p>Update to Policy PF-20 Locate new schools and institutions primarily serving rural residents in neighboring cities and rural towns, except as provided in Appendix 5 <del>of the</del> (March 31, 2012 School Siting Task Force Report) <u>and as provided specifically for in Pierce County by RCW 36.70A.211 and locate.</u> 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.</p> <p>Update to explanatory text in Appendix 4: Housing Technical Appendix on page 92 under the heading “Policy H-3: Housing Supply and Needs Analysis” and the sub-heading “Housing Supply”: <u>Table H-3 shows the current housing supply by jurisdiction and affordability levels, using data from 2013-2017 CHAS. Figures in Table H-3 include both rental and ownership units. Note that while some jurisdictions have an adequate supply of housing affordable to low-income households (51 to 80 percent of AMI) and very low-income households (31-50 percent of AMI), no jurisdiction in the county has sufficient housing affordable to <del>extremely-low income extremely low-income</del> households (0 to 30 percent of AMI) to meet a proportional share of existing needs as shown in Table H-1. This is where the greatest need exists and should be a focus for all jurisdictions.</u></p> <p>Update to explanatory text in Appendix 4: Housing Technical Appendix on page 96 under the heading “Policy H-4: Evaluate Effectiveness”: <u>This evaluation <del>also</del> must also 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.</u></p> <p>Update to policy text in Appendix 4: Housing Technical Appendix on page 103 for H-13:</p>	

GMPC June 23, 2021 Amendment Packet

Package	Amendment #	Policy # & Sponsor	Proposed Amendment: Consent	Notes
			<p><u>Prioritize the use of local and/ regional resources (e.g. funding, surplus property) for income-restricted housing, particularly for extremely <del>low income</del> low-income households, populations with special needs, and others with disproportionately greater housing needs. Consider projects that promote access to opportunity, anti-displacement, and wealth building for Black, Indigenous, and People of Color communities to support implementation of policy H-9.</u></p> <p>Update to policy text in Appendix 4: Housing Technical Appendix on page 106 for H-16:  <u>Support the development and preservation of income-restricted affordable housing that is within walking distance to planned or existing <del>high-capacity</del> high capacity and frequent transit.</u></p> <p>Update to explanatory text in Appendix 4: Housing Technical Appendix on page 107 for policy H-17:  <u>Other inclusive planning tools and policies that increase neighborhood choice include:</u></p> <ul style="list-style-type: none"> <li>• <u>Plan for moderate or high-density housing and complete neighborhoods within a half-mile walkshed of <del>high-capacity</del> high capacity or frequent transit service in areas already zoned for residential housing and where exposure to air pollution and particulate matter is low to moderate.</u></li> <li>• <u>Plan for complete neighborhoods around existing and planned essential services throughout a jurisdiction</u></li> <li>• <u>Establish a designation that allows more housing types within single-family zoned areas near parks, schools, and other services</u></li> <li>• <u><del>housing</del> Housing types to allow development that is compatible in scale with existing housing</u></li> <li>• <u>Revise parking regulations to prioritize housing and public space for people over space to park cars</u></li> </ul>	

GMPC June 23, 2021 Amendment Packet

Package	Amendment #	Policy # & Sponsor	Proposed Amendment: Consent	Notes
			<ul style="list-style-type: none"> <li>• <u>Allow the conversion of existing houses into multiple units</u></li> <li>• <u>Allow additional units on corner lots, lots along alleys and arterials, and lots on zone edges</u></li> <li>• <u>Incentivize the retention of existing houses by making development standards more flexible when additional units are added</u></li> <li>• <u>Provide technical and design resources for landowners and communities to redevelop and maintain ownership</u></li> <li>• <u>Reduce or remove minimum lot size requirements</u></li> <li>• <u>Create incentives for building more than one unit on larger than average lots</u></li> <li>• <u>Limit the size of new single-unit structures, especially on larger than average lots</u></li> <li>• <u>Retain and increase family-sized and family-friendly housing</u></li> <li>• <u>Remove the occupancy limit for unrelated persons in single-family zones, if applicable</u></li> </ul> <p>Update to the Centers Designation Framework on page 117, footnote 3: For Countywide Centers the topics in the Center Plan Checklist should be addressed, except that growth targets are not required, and <del>the</del> <u>they</u> can be met through inclusion of a dedicated chapter in the Comprehensive Plan that specifies how each required topic is addressed for each countywide center, rather than in stand-alone subarea plans.</p> <p>Update to the Centers Designation Framework on page 118, in the cells in the row D-2 labelled “2. center has a mix of housing and employment” and the columns labelled “Industrial Employment Centers” and “Countywide Industrial Centers”:  <del>Same</del> <u>Not Applicable</u> (Apply to both cells)</p> <p>Update to the Glossary term “Equitable Development” on page 124:</p>	

Package	Amendment #	Policy # & Sponsor	Proposed Amendment: Consent	Notes
			<p><u>Public and private investments, programs, and policies in neighborhoods, characterized by high levels of chronic and recent displacement; a history of racially driven disinvestment; and significant populations of marginalized communities. This work is conducted in partnership with community stakeholders to meet the needs of marginalized people and reduce disparities, taking into account <del>past</del> history and current conditions, so that quality of life outcomes such as access to quality education, living wage employment, healthy environment, affordable housing, and transportation, are equitably distributed for the people currently living and working there, as well as for new people moving in.</u></p> <p>Update to Glossary Term “High-Capacity Transit” on page 126:  <del>High-capacity</del> <u>High Capacity</u> Transit: <del>Various types of transit systems, such as light rail and bus rapid transit, operating on fixed guideway or dedicated right-of-way designed to carry a large number of riders at higher speeds.</del>  <u>Transit modes that operate principally on exclusive rights-of-way which provides a substantially higher level of passenger capacity, speed, and service frequency than traditional public transportation systems operating principally in general purpose roadways, including light rail, streetcar, commuter rail, ferry terminals, and bus rapid transit stations.</u></p> <p>Update to the Glossary term “Jobs-Housing Balance” on page 127:  <u>A planning concept which advocates that housing and employment be located closer together, with an emphasis on matching housing options with nearby jobs, so workers have shorter commutes or can eliminate vehicle trips <del>altogether</del>. Improving balance means adding more housing to job-rich areas and more jobs to housing-rich areas. It also means ensuring a variety of housing choices available to a people earning variety of incomes in proximity to job centers to provide opportunities for residents to live close to where they work regardless of their income.</u></p> <p>Update to Glossary term “Regional Growth Strategy” on page 128:  <u>The strategy defined in VISION <del>2040</del>2050 that was developed by the Puget Sound Regional Council to help guide growth in the four-county region that</u></p>	

GMPC June 23, 2021 Amendment Packet

Package	Amendment #	Policy # & Sponsor	Proposed Amendment: Consent	Notes
			<p>includes King, Kitsap, Pierce and Snohomish counties. VISION <del>2040</del>2050 directs most of the region's forecasted growth into designated Urban Areas, and concentrates growth within those areas in designated centers planned for a <del>mixes</del> <u>mix</u> of uses and connection by <del>high-capacity</del> <u>high capacity</u> transit.</p> <p>Update to Glossary term "Transportation Demand Management" on page 129:            Various strategies and policies (e.g. incentives, regulations) designed to reduce or redistribute travel by <del>single-occupancy</del> <u>single occupancy</u> vehicles in order to make more efficient use of existing facility capacity.</p>	

### MAJOR AMENDMENTS

Topic	Amendment #	Policy # & Sponsor	Proposed Amendment: Major	Notes
Framework	1	New Policy, FW-X  CM Kathy Lambert, King County	<u>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.</u>	
Environment	2	EN-13  CM Kathy Lambert, King County	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. <u>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.</u> Prioritize places where Black, Indigenous, and other people of color, low income, and frontline community members live, work, and play.	
Environment	3	EN-33  CM Pam Stuart, City of Sammamish	<u>Encourage-Require</u> cities in King County to develop city specific emissions inventories and data, in partnership with King County.	
Economy	4	New Policy and Supporting Text  CM Girmay Zahilay, King County	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:  <u>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.</u>  In addition, add the following new policy:	



GMPC June 23, 2021 Amendment Packet

Topic	Amendment #	Policy # & Sponsor	Proposed Amendment: Major	Notes
			<u>EC-13a Promote the local workforce through priority hire programs that create middle-wage employment opportunities in historically disadvantaged communities.</u>	
School Siting	5	PF-19, PF-20, PF-21, & PF-22  CM Kathy Lambert, King County	<p>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:</p> <p><del>PF-18</del><b>PF-19</b> 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 <u>of the (March 31, 2012 School Siting Task Force Report) and as provided specifically for in Pierce County by RCW 36.70A.211.</u> Locate these facilities in places that are well served by transit and pedestrian and bicycle networks.</p> <p><del>PF-19</del><b>PF-20</b> Locate new schools and institutions <del>primarily</del> serving rural residents in neighboring cities and rural towns, except as provided in Appendix 5 <u>of the (March 31, 2012 School Siting Task Force Report) and as provided specifically for in Pierce County by RCW 36.70A.211-13 and locate.</u> Locate new community facilities and services that <del>primarily</del> 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. <u>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.</u></p> <p>Public school facilities <del>to that</del> meet the needs of growing communities are an essential part of the public infrastructure. Coordination between each jurisdiction's <del>land-use comprehensive</del> plan and <u>implementing</u> regulations and <del>their respective</del> school district's[s] facility needs are essential for public school capacity needs to be met <u>for urban and rural students.</u> 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.</p>	

Topic	Amendment #	Policy # & Sponsor	Proposed Amendment: Major	Notes
			<p><b><del>PF-19</del>APF-21</b> 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.</p> <p><u>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.</u></p> <p>If not, cooperatively prepare a strategy to address the capacity shortfall. Potential strategies may include:</p> <ul style="list-style-type: none"> <li>• Shared public facilities such as play fields, parking areas and access drives</li> <li>• School acquisition or lease of appropriate public lands</li> <li>• Regulatory changes such as allowing schools to locate in additional zones or revised development standards</li> <li>• School design standards that reduce land requirements (such as multi-story structures or reduced footprint) while still meeting programmatic needs</li> </ul> <p>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.</p> <p><b><u>PF-22</u></b> <u>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:</u></p> <ol style="list-style-type: none"> <li>a) <u>Identifying surplus <del>public properties</del> and private properties that could be available for new school sites;</u></li> </ol>	

GMPC June 23, 2021 Amendment Packet

Topic	Amendment #	Policy # & Sponsor	Proposed Amendment: Major	Notes
			<ul style="list-style-type: none"> <li>b) <u>Creating opportunities for shared use of buildings, fields, and other facilities;</u></li> <li>c) <u>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;</u></li> <li>d) <u>Prioritizing and simplifying permitting of schools;</u></li> <li>e) <u>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</u></li> <li>f) <u>Partnering with school districts to encourage in-planning and financing walking and biking routes for schools; and</u></li> <li>g) <u>Encouraging more walking, biking, and transit ridership for students, teachers, and staff.</u></li> </ul>	
Rural Area	6	DP-11 Mayor Matt Larson, City of Snoqualmie	When Master Planned Developments are permitted in Cities <u>adjacent to or</u> 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 mitigated.	
Rural Area	7	DP-17 & DP-18 CM Kathy Lambert, King County	<p><del>DP-16</del><b>DP-17</b> Allow expansion of the Urban Growth Area only if at least one of the following criteria is met:</p> <ul style="list-style-type: none"> <li>c) 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</li> <li>d) A proposed expansion of the <u>contiguous</u> 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: <ul style="list-style-type: none"> <li>4) is at least <u>a minimum of</u> four times the acreage of the land added to the Urban Growth Area; <u>and</u></li> </ul> </li> </ul>	

Topic	Amendment #	Policy # & Sponsor	Proposed Amendment: Major	Notes
			<p>5) is contiguous with the <u>original 1994</u> Urban Growth Area with at least a portion of the dedicated open space surrounding the proposed Urban Growth Area expansion; and</p> <p>6) <del>Preserves</del> <u>is onsite and</u> <del>preserves</del> 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</p> <p>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.</p> <p><b>DP-17DP-18</b> <u>If Add land to the Urban Growth Area only if</u> expansion of the Urban Growth Area is warranted based on the criteria in <del>DP-16(a) or DP-16(b)</del> <u>DP-17(a) or DP-17(b), add land to the Urban Growth Area only if</u> <u>and</u> it meets all of the following criteria:</p> <p>a) <u>Is adjacent to the existing Urban Growth Area;</u></p> <p>b) For expansions based on <del>DP-16(a)</del> <u>DP-17(a)</u> only, is no larger than necessary to promote compact development that accommodates anticipated growth needs <u>and is adjacent to the existing Urban Growth Area;</u></p> <p><del>bc)</del> For expansions based on DP-17(b), is:</p> <p>i) <u>adjacent contiguous</u> to the original 1994 <del>contiguous</del> Urban Growth Area;</p> <p>ii) <u>only residential development is allowed on the new urban lands;</u></p> <p>iii) <u>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;</u></p> <p><del>cd)</del> Can be efficiently provided with urban services and does not require any supportive facilities, <u>services, roads, or any infrastructure to cross or be</u> located in the Rural Area, <u>Resource Lands, or new open space area, and does not overly burden King County road networks in the Rural Area;</u></p> <p><del>de)</del> Follows topographical features that form natural boundaries, such</p>	

GMPC June 23, 2021 Amendment Packet

Topic	Amendment #	Policy # & Sponsor	Proposed Amendment: Major	Notes
			<p>as rivers and ridge lines and does not extend beyond natural boundaries, such as watersheds, that impede the provision of urban services;</p> <p><del>ef</del>) Is not currently designated as Resource Land;</p> <p><del>fg</del>) 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</p> <p><del>gh</del>) 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.</p>	

GMPC June 23, 2021 Amendment Packet

Topic	Amendment #	Policy # & Sponsor	Proposed Amendment: Major	Notes
Rural Area	7	DP-17  CM Kathy Lambert, King County	<p>Allow expansion of the Urban Growth Area only if at least one of the following criteria is met:</p> <ul style="list-style-type: none"> <li>e) 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</li> <li>f) A proposed expansion of the <u>contiguous</u> 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: <ul style="list-style-type: none"> <li>7) is at least <u>a minimum of</u> four times the acreage of the land added to the Urban Growth Area. <u>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</u></li> <li>8) is contiguous with the <u>original 1994</u> Urban Growth Area with at least a portion of the dedicated open space surrounding the proposed Urban Growth Area expansion; and</li> <li>9) <del>Preserves</del> <u>is onsite and preserves</u> 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</li> </ul> </li> <li>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.</li> </ul>	

GMPC June 23, 2021 Amendment Packet

Topic	Amendment #	Policy # & Sponsor	Proposed Amendment: Major	Notes
Reasonable Measures	8	DP-21  CM Thomas McLeod, City of Tukwila	<p>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, <u>informed by local data and analysis where appropriate</u>, determines that:</p> <ul style="list-style-type: none"> <li>a) the current Urban Growth Area is insufficient in capacity to accommodate the housing and employment growth targets; or</li> <li>b) any jurisdiction: <ul style="list-style-type: none"> <li><u>1. contains insufficient capacity to accommodate the housing and employment growth targets,</u></li> <li><u>2. has established regulatory or programmatic barriers to growth that prevent <del>has not made sufficient</del> progress toward achieving the housing and employment growth targets, or</u></li> <li><u>3. has not achieved urban densities consistent with the adopted comprehensive plan.</u></li> </ul> </li> </ul> <p>Reasonable measures should be adopted to help implement local targets in a manner consistent with the Regional Growth Strategy.</p>	
Growth Targets	9	DP-13  CM Ryan McIrvin, City of Renton	<p>GMPC shall:</p> <ul style="list-style-type: none"> <li>• <u>a) Update housing and employment targets periodically to provide jurisdictions with up-to-date growth allocations to be <del>incorporated</del> used as the land use assumption in state-mandated comprehensive plan updates;</u></li> <li>• <u>b) Adopt housing and employment growth targets in the Countywide Planning Policies pursuant to the procedure described in policy G-1;</u></li> <li>• <u>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;</u></li> <li><u>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</u></li> </ul>	

GMPC June 23, 2021 Amendment Packet

Topic	Amendment #	Policy # & Sponsor	Proposed Amendment: Major				Notes
			<p><u>growth targets that do not exceed the maximum of the highest end of the range provided by the County during the countywide process;</u></p> <p>• <u>de</u>) 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.</p>				
Growth Targets	10	Table DP-1  GMPC	Jurisdiction		2019-2044 Housing Target	2019-2044 Jobs Target	
			Metro Cities	Bellevue	<del>27,000</del>	<del>54,000</del>	
				Seattle	<del>35,000</del>	<del>70,000</del>	
					112,000	169,500	
			<b>Metropolitan Cities Subtotal</b>		<del>139,000</del>	<del>223,500</del>	
					<del>147,000</del>	<del>239,500</del>	
			Core Cities	Auburn	12,000	<del>18,420</del>	
						<del>19,520</del>	
				Bothell	5,800	<del>9,000</del>	
						<del>9,500</del>	
				Burien	7,500	<del>4,500</del>	
				Federal Way	11,260	<del>4,770</del>	
						<del>20,460</del>	
				Issaquah	3,500	<del>7,500</del>	
						<del>7,950</del>	
				Kent	10,200	<del>30,200</del>	
						<del>32,000</del>	
				Kirkland	13,200	<del>25,000</del>	
						<del>26,490</del>	
				Redmond	20,000	<del>20,000</del>	
						<del>24,000</del>	
				Renton	17,000	<del>30,000</del>	
				SeaTac	5,900	<del>31,780</del>	
						<del>14,810</del>	



GMPC June 23, 2021 Amendment Packet

Topic	Amendment #	Policy # & Sponsor	Proposed Amendment: Major				Notes
				Tukwila	6,500	<del>15,000</del> <u>15,890</u>	
			<b>Core Cities Subtotal</b>			<del>194,890</del> <u>207,170</u>	
			High Capacity Transit Communities	Des Moines	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	
				<del>Renton PAA</del>	<del>1676</del>	<del>370</del>	
				<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 Subtotal</b>			<del>25,240</del> <u>25,570</u>	
			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	

GMPC June 23, 2021 Amendment Packet

Topic	Amendment #	Policy # & Sponsor	Proposed Amendment: Major				Notes
			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>		
				<del>299,267</del>	<del>461,798</del>		
			<b>Urban Growth Area Total</b>	<b><u>307,277</u></b>	<b><u>490,408</u></b>		

GMPC June 23, 2021 Amendment Packet

Topic	Amendment #	Policy # & Sponsor	Proposed Amendment: Major				Notes
Growth Targets	10	Table DP-1  CM Jennifer Robertson, City of Bellevue	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>	
Growth Targets	10	Table DP-1  CM Girmay Zahilay, King County	In the Growth Targets table, make the following changes:				
				Draft 2019-44 Housing Target	Draft 2019-44 Job Target	Proposed 2019-44 Housing Target	Proposed 2019-44 Job Target
			<del>Renton PAA</del>	<del>1,676</del>	<del>370</del>		
			<u>Renton PAA- E 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>

GMPC June 23, 2021 Amendment Packet

Topic	Amendment #	Policy # & Sponsor	Proposed Amendment: Major	Notes
Housing Need & Accountability	11	New Policy, H-X & DP-12  CM Claudia Balducci, King County	<p><i>Add the following new policy to the Housing Chapter:</i></p> <p><u><b>H-X:</b> 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.</u></p> <p><i>Amend DP-12(a) to read:</i></p> <p><b><del>DP-11</del>DP-12</b> GMPC shall allocate residential and employment growth to each city and <u>urban</u> unincorporated <del>urban</del> area in the county. This allocation is predicated on:</p> <ul style="list-style-type: none"> <li>• <u>a) Accommodating the most recent 20-year population projection from the state Office of Financial Management and the most recent 20-year regional employment forecast from the Puget Sound Regional Council, <b>informed by the 20-year projection of housing units from the state Department of Commerce</b>;</u></li> </ul>	
Housing Need & Accountability	12	Narrative Text, Housing Chapter  CM Thomas McLeod, City of Tukwila	<p><u>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:</u></p> <ul style="list-style-type: none"> <li>• <u>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</u></li> <li>• <u>Black, Hispanic, Indigenous, and extremely low-income households are among those most disproportionately impacted by housing cost burden</u></li> </ul> <p><u>While significant <b>new housing growth needed</b> is <b>necessary</b> to reach overall King County housing growth targets, <b>new the ability of the region's housing market</b></u></p>	

Topic	Amendment #	Policy # & Sponsor	Proposed Amendment: Major	Notes
			<p><del>growth will not sufficiently to</del> address the housing needs <del>for of</del> low-income households <del>is limited</del>. <del>Consequently, A large majority</del> much of the need <del>for low-income housing</del> will need to be addressed <del>with through</del>:</p> <p>A) <del>the creation of</del> units restricted to income-eligible households – both rent-restricted units and resale restricted homes (“income-restricted units”); and,</p> <p>B) <del>the preservation of existing naturally occurring affordable housing where it still exists;</del></p> <p>Building on the Task Force’s work, this chapter establishes <del>goals and policies intended to address the a</del> countywide need for affordable housing. <del>The purpose is to ensure the provision of sufficient defined as the</del> additional housing units <del>needed</del> in King County by 2044 so that no household <del>with an income</del> at, or below, 80 percent of Area Median Income (AMI) is housing cost burdened. <del>While the need is expressed in countywide terms, These CPPs also recognize that</del> housing affordability varies significantly across jurisdictions. In addressing housing needs, less affordable jurisdictions will need to take significant action to increase affordability <del>across all income levels for low-income housing</del>, while more affordable jurisdictions will need to take significant action to preserve affordability <del>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.</del> To succeed, all communities must address housing need where it is greatest--housing affordable to extremely low-income households.</p> <p>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:</p>	

Topic	Amendment #	Policy # & Sponsor	Proposed Amendment: Major	Notes
			<p><u>1. Conduct a housing inventory and analysis;</u>  <u>2. Implement policies and strategies to meet housing needs equitably;</u>  <u>3. Measure results and provide accountability; and</u>  <u>4. Adjust strategies to meet housing needs.</u></p> <p><b><u>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:</u></b></p> <ul style="list-style-type: none"> <li><u>• preserve, improve, and expand their housing stock;</u></li> <li><u>• promote fair and equitable access to housing for all people;</u></li> <li><u>• create housing opportunities for Black, Hispanic, Indigenous, and extremely low-income households; and,</u></li> <li><u>• take actions that eliminate race-, place-, ability-, and income-based housing disparities</u></li> </ul>	
Housing Need & Accountability	13	DP-14  CM Thomas McLeod, City of Tukwila	<p><del>All jurisdictions shall plan.</del> Plan to accommodate housing and employment targets in all jurisdictions. This includes:</p> <ul style="list-style-type: none"> <li>• a) Using the adopted targets as the land use assumption for their comprehensive plan;</li> <li>• b) Establishing local growth targets for regional growth centers and regional manufacturing-industrial centers, where applicable;</li> <li>• c) <del>Adopting</del> Ensuring adopted comprehensive plans and zoning regulations that provide capacity for residential, commercial, and industrial uses that is sufficient to meet 20- year growth <del>needs</del> targets and is consistent with the desired growth pattern described in VISION 2040 2050; <b>and affordable housing and equity goals established in the CPP's;</b></li> <li>• d) <b>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.</b></li> </ul>	

GMPC June 23, 2021 Amendment Packet

Topic	Amendment #	Policy # & Sponsor	Proposed Amendment: Major	Notes						
			<p>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.</p> <ul style="list-style-type: none"><li>• 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</li><li>• e f) Transferring and accommodating unincorporated area housing and employment targets as annexations occur.</li></ul>							
Housing Need & Accountability	14	H-1  CM Thomas McLeod, City of Tukwila	<p><del>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:</del></p> <table><tr><td><del>30 percent and below AMI (extremely low)</del></td><td><del>15 percent of total housing supply</del></td></tr><tr><td><del>31-50 percent of AMI (very low)</del></td><td><del>15 percent of total housing supply</del></td></tr><tr><td><del>51-80 percent of AMI (low)</del></td><td><del>19 percent of total housing supply</del></td></tr></table>	<del>30 percent and below AMI (extremely low)</del>	<del>15 percent of total housing supply</del>	<del>31-50 percent of AMI (very low)</del>	<del>15 percent of total housing supply</del>	<del>51-80 percent of AMI (low)</del>	<del>19 percent of total housing supply</del>	
<del>30 percent and below AMI (extremely low)</del>	<del>15 percent of total housing supply</del>									
<del>31-50 percent of AMI (very low)</del>	<del>15 percent of total housing supply</del>									
<del>51-80 percent of AMI (low)</del>	<del>19 percent of total housing supply</del>									

GMPC June 23, 2021 Amendment Packet

Topic	Amendment #	Policy # & Sponsor	Proposed Amendment: Major	Notes												
Housing Need & Account-ability	15	H-1  CM Pam Stuart, City of Sammamish	<p>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 countywide need for housing in 2044 by percentage of AMI is:</p> <table><tr><td>30 percent and below AMI (extremely low)</td><td>15 percent of total housing supply</td></tr><tr><td>31-50 percent of AMI (very low)</td><td>15 percent of total housing supply</td></tr><tr><td>51-80 percent of AMI (low)</td><td>19 percent of total housing supply</td></tr></table> <p>AND each jurisdiction’s comprehensive plan must show how the jurisdiction will achieve a <b>minimum</b>:</p> <table><tr><td>30 percent and below AMI (extremely low)</td><td>8 percent of total housing supply</td></tr><tr><td>31-50 percent of AMI (very low)</td><td>8 percent of total housing supply</td></tr><tr><td>51-80 percent of AMI (low)</td><td>10 percent of total housing supply</td></tr></table> <p><b>OR a minimum of 40% of total housing supply at or below 100% AMI</b></p> <p><b>OR</b> 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%.</p>	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	30 percent and below AMI (extremely low)	8 percent of total housing supply	31-50 percent of AMI (very low)	8 percent of total housing supply	51-80 percent of AMI (low)	10 percent of total housing supply	
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															
30 percent and below AMI (extremely low)	8 percent of total housing supply															
31-50 percent of AMI (very low)	8 percent of total housing supply															
51-80 percent of AMI (low)	10 percent of total housing supply															
Housing Need & Account-ability	16	H-3X, New Policy	<p><b>H-3X</b> 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.</p>													



GMPC June 23, 2021 Amendment Packet

Topic	Amendment #	Policy # & Sponsor	Proposed Amendment: Major	Notes
		CM Thomas McLeod, City of Tukwila		
Housing Need & Accountability	17	H-4 CM Pam Stuart, City of Sammamish	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. <u>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.</u>	
Housing Need & Accountability	18	H-7 CM Pam Stuart, City of Sammamish	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. <u>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.</u>	
Housing Need & Accountability	19	H-25 CM Thomas McLeod, City of Tukwila	<p><b>H-20</b> Implement, promote and <b>enforce fair housing policies and practices</b> so that every person in the county has equitable access and opportunity to thrive in their communities of choice, regardless of...</p> <p>Measure Results and Provide Accountability. <b>Each jurisdiction has a responsibility to address its share of the countywide housing need</b></p> <p><b>d.</b> 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.</p> <p><b>H-25</b> The county, <u>or third-party consultant</u>, 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.</p>	

GMPC June 23, 2021 Amendment Packet

Topic	Amendment #	Policy # & Sponsor	Proposed Amendment: Major	Notes
Housing Need & Accountability	20	H-26 CM Jennifer Robertson, City of Bellevue	<b>H-256</b> 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 <u>with the recognition of unique characteristics within jurisdictions in addressing housing affordability</u> . Consider amendments to land use policies and the land use map where they present a significant barrier to the equitable distribution of affordable housing.	
Housing Need & Accountability	21	Motion 21-1 CM Claudia Balducci, King County	<u>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</u>  <u>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</u>  <u>WHEREAS The Affordable Housing Committee of the Growth Management Planning Council will, no later than early 2022, commence a collaborative effort to:</u> <ol style="list-style-type: none"> <li><u>1. monitor and report jurisdictional housing supply, housing affordability, housing needs, and income-restricted housing levels, including disparities between subregions, through the Regional Affordable Housing Dashboard;</u></li> <li><u>2. establish subregional or jurisdictional affordable housing needs, informed by local data and the data and methodology provided by the Department of Commerce;</u></li> <li><u>3. recommend to the Growth Management Planning Council an accountability and implementation framework for equitably meeting affordable housing needs across the region. The Affordable Housing Committee will consider, at a minimum, the range of Development Patterns and Housing Chapter amendments proposed by Growth Management Planning Council members</u></li> </ol>	

GMPC June 23, 2021 Amendment Packet

Topic	Amendment #	Policy # & Sponsor	Proposed Amendment: Major	Notes
			<p><u>in June 2021 regarding understanding and accommodating housing need, holding jurisdictions accountable, and allocating resources; and</u></p> <p>4. <u>recommend to the Growth Management Planning Council any Countywide Planning Policy amendments necessary to implement their recommendations; and</u></p> <p><u>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; and</u></p>	