



September 1, 2023

The Honorable Lynne Robinson  
City of Bellevue  
P.O. Box 90012  
Bellevue, WA 98009-9012

Dear Mayor Robinson:

We are pleased to forward for your consideration and ratification an amendment to the 2021 King County Countywide Planning Policies (CPP).

On August 15, 2023, the Metropolitan King County Council approved and ratified Growth Management Planning Council (GMPC) Motion 23-1, which contains the Affordable Housing Committee recommended responses to GMPC Motion 21-1. The ordinance will become effective Friday, September 1, 2023. Copies of the transmittal letter, Metropolitan King County Council staff report and ordinance 19660 are attached to assist you in your review.

In accordance with the CPP, FW-1, amendments become effective when ratified by ordinance or resolution by at least 30 percent of the city and county governments representing 70 percent of the population of King County according to the interlocal agreement. A city will be deemed to have ratified the CPP and amendments unless, within 90 days of adoption by King County, the city takes legislative action to disapprove the amendments. **Please note that the 90-day deadline for these amendments is Thursday, November 30, 2023.**

If you adopt any legislation concerning this action, and since we are working remotely, please **email** a copy of the legislation by the close of business, Thursday, November 30, 2023, to [Council.clerk@kingcounty.gov](mailto:Council.clerk@kingcounty.gov).

If you have any questions about the amendments or ratification process, please contact Andy Micklow, Metropolitan King County Council Staff, at 206 263-3226

or Ivan Miller, Countywide Planning Manager, King County Office Performance, Strategy and Budget, at 206 263-8297.

Thank you for your prompt attention to this matter.

Sincerely,



Dave Upthegrove, Chair  
Metropolitan King County Council



Dow Constantine  
King County Executive

Enclosures

cc: King County City Planning Directors  
Sound Cities Association  
Lauren Smith, Director, Regional Planning  
Ivan Miller, Countywide Planning Manager  
Andy Micklow, Council Staff, Committee of the Whole



## King County

### Dow Constantine

King County Executive

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June 21, 2023

The Honorable Dave Upthegrove  
Chair, King County Council  
Room 1200  
C O U R T H O U S E

Dear Councilmember Upthegrove:

This letter transmits a proposed Ordinance that, if enacted, would adopt amendments to the 2021 King County Countywide Planning Policies (CPPs). The proposed amendments were unanimously recommended by the King County Growth Management Planning Council (GMPC) on March 22, 2023 and, if adopted, would:

- establish countywide and jurisdictional housing need, informed by local data and guidance provided by the Washington State Department of Commerce (Commerce);
- establish an accountability framework for equitably meeting countywide affordable housing needs;
- align monitoring requirements with the new accountability framework; and
- align the policies with the Growth Management Act (GMA) as amended by 2021 Washington State House Bill 1220.

In December 2021, the King County Council approved the 2021 CPPs via Ordinance 19384. This Ordinance established a shared framework for growth management planning for all jurisdictions in King County. Ordinance 19384 also directed the GMPC's Affordable Housing Committee to respond to the elements of GMPC Motion 21-1, which directed additional work on affordable housing. This additional work resulted in the attached recommended amendments to the CPPs.

Also in 2021, the Washington State Legislature passed House Bill 1220, which substantively amended the GMA to require jurisdictions to plan for and accommodate housing needs as part of their comprehensive plans. Consistent with these changes, as codified in Revised Code of Washington 36.70A.070(2), the Washington State Department of Commerce provided estimates of existing and future housing needs at the county level and guidance for local governments on how counties, cities, and towns should work together to allocate the need to jurisdictions. The

The Honorable Dave Upthegrove

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proposed legislation establishes countywide and jurisdictional housing need consistent with data and guidance provided by the state and in alignment with the housing growth projections in the Puget Sound Regional Council's VISION 2050 strategy.

The proposed legislation uses a methodology designed to increase housing choices in places with fewer affordable housing options, fewer income-restricted housing options, and a greater imbalance of low-wage workers to low-wage households. It also establishes methods to support accountability in planning for and accommodating housing need.

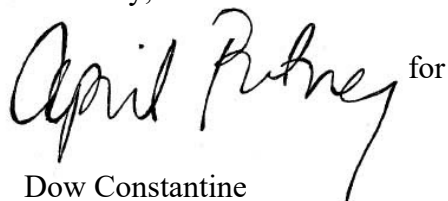
The proposed legislation uses an equitable approach to allocate countywide housing need to jurisdictions by distributing more of King County's total affordable housing need to jurisdictions where affordable housing options are currently limited. It also uses an accountability framework that includes plan review, annual monitoring and reporting, and a mid-planning cycle check-in and adjustment process to address housing need and increase housing stability for all. This framework and its intended outcomes are aligned with King County's Equity and Social Justice Strategic Plan by supporting ongoing coordination and monitoring, as well as transparent communication with the community, as the new requirements are implemented.

The collaborative process used to develop this proposed legislation embodies the ethic of coordinated planning required by the GMA. King County staff, municipal planners, elected officials, Commerce staff, and community-based organizations from across King County, including those representing communities most disproportionately impacted by housing cost burden, worked together to respond to GMPC Motion 21-1 and to recommend the proposed legislation.

Thank you for your consideration of this proposed Ordinance. Passage of this important legislation is one of the many steps needed to provide a full range of affordable, accessible, healthy, and safe housing choices to every resident in King County.

If your staff have questions, please contact Lauren Smith, Director for Regional Planning, Office of Performance, Strategy and Budget, at 206-263-9606.

Sincerely,

 for

Dow Constantine  
King County Executive

Enclosure

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cc: King County Councilmembers

ATTN: Stephanie Cirkovich, Chief of Staff

Melani Pedroza, Clerk of the Council

Shannon Braddock, Chief of Staff, Office of the Executive

Karan Gill, Deputy Chief of Staff, Office of the Executive

Mina Hashemi, Council Relations Director, Office of the Executive

Leo Flor, Director, Department of Community and Human Services

Lauren Smith, Director, Regional Planning, Office of Performance, Strategy, and Budget



**King County**

**Metropolitan King County Council  
Local Services and Land Use Committee**

**STAFF REPORT**

<b>Agenda Item:</b>	6	<b>Name:</b>	Andy Micklow
<b>Proposed No.:</b>	2023-0224	<b>Date:</b>	July 25, 2023

**SUBJECT**

A proposed ordinance adopting and ratifying amendments to the 2021 King County Countywide Planning Policies.

**SUMMARY**

Proposed Ordinance 2023-0224 would approve amendments to the King County Countywide Planning Policies related to countywide and jurisdictional housing needs, as recommended by the Growth Management Planning Council, and ratify them on behalf of the population of unincorporated King County.

**BACKGROUND**

**Growth Management Planning Council (GMPC).** The GMPC is a formal body comprised of elected officials from King County, Seattle, Bellevue, other cities and towns in King County, and special purpose districts. The GMPC was created in 1992 by an interlocal agreement in response to a provision in the Washington State Growth Management Act (GMA) requiring cities and counties to work together to adopt Countywide Planning Policies (CPPs).

The CPPs are a series of policies that address growth management issues in King County. The CPPs present the shared vision of King County and the 39 cities within King County to guide jurisdictions as they develop and amend their comprehensive plans. For King County specifically, the CPPs relate to the King County Comprehensive Plan (KCCP) and its implementing development regulations.

As provided for in the GMPC interlocal agreement, the GMPC developed and recommended the original CPPs, which were adopted by the King County Council and ratified by the cities in 1992. Subsequent amendments to the CPPs follow the same adoption process, which is outlined in CPP FW-1 and includes: recommendation by the GMPC, adoption and ratification by the King County Council, and ratification by the cities. Amendments to the CPPs become effective when ratified by at least 30% of the city and county governments representing at least 70% of the population of King County. A city shall be deemed to have ratified an amendment to the CPPs unless the city disapproves it by legislative action within 90 days of adoption by King County.

**2021 Countywide Planning Policy Update.** The CPPs were comprehensively reviewed and updated in 2021<sup>1</sup> to center social equity and health outcomes, integrate regional policy and legislative changes, implement the VISION 2050,<sup>2</sup> and provide clear, actionable direction for comprehensive plan updates.

During the GMPC discussion in June 2021, several housing-related amendments to the CPPs were proposed and considered. Due to the complexity, overlapping nature, and GMPC members' desire for further discussion on some amendments, the GMPC developed a workplan item for the Affordable Housing Committee (AHC). The workplan item contained in GMPC Motion 21-1 directed the AHC to:

1. **Monitor and report** jurisdictional housing supply, housing affordability, housing needs, and income-restricted housing levels, including disparities between subregions and comparisons to established housing goals and targets, through the Regional Affordable Housing Dashboard and reporting;
2. Establish subregional or **jurisdictional affordable housing needs**, informed by local data and the data and methodology provided by the Department of Commerce;
3. Recommend to the GMPC an **accountability and implementation framework** for equitably meeting affordable housing needs across the region. The AHC will consider, at a minimum, the range of Development Patterns and Housing Chapter amendments proposed by GMPC members in June 2021 regarding understanding and accommodating housing needs, holding jurisdictions accountable, and allocating resources; and
4. Recommend to the GMPC any **CPP amendments** necessary to implement their recommendations.

**GMPC Action.** On December 29, 2022, the AHC transmitted recommended CPP amendments to the GMPC in response to GMPC Motion 21-1. The GMPC was briefed on the AHC's recommended amendments on January 25, 2023. On March 22, 2023, the GMPC approved Motion 23-1, which forwards the amendments to 2021 Countywide Planning Policies to the King County Council. GMPC action is a recommendation to the King County Council and is not binding.

## **ANALYSIS**

Proposed Ordinance 2023-0224 would approve amendments to the King County Countywide Planning Policies related to countywide and jurisdictional housing needs. Amendments are proposed to the Development Patterns, Housing, and Economy Chapters; Appendix 4: Housing Technical Appendix; and Glossary.

**Development Patterns Chapter Amendments.** Amendments to the policies in the Development Patterns chapter would:

- Add housing needs references to growth target policies.
- Clarify the role that housing needs should play in setting growth targets in the future.

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<sup>1</sup> Ordinance 19384. Ratified April 6, 2022

<sup>2</sup> <https://www.psrc.org/planning-2050/vision-2050>

- Align the CPPs with changes to the Growth Management Act (GMA) made by House Bill 1220 in 2021.

**Housing Chapter Amendments.** Amendments to the policies in the Housing chapter would:

- Update language for consistency with housing needs.
- In the introductory text, clarify that meeting housing needs requires resources and involvement from other levels of government, nonprofits, and the private sector.
- Amend policy H-1 to reflect the new housing needs definition consistent with the GMA, updated countywide need projections, and established jurisdictional housing needs.
- Update requirements for the Housing Inventory Analysis (CPP H-3) to reflect CPP H-1 and 2021 GMA updates.
- Add new policy H-12 to improve the effectiveness of existing housing policies and strategies and address gaps in partnerships, policies, and dedicated resources, to meet the jurisdiction's housing needs.
- Add new policy H-20 to address gaps in partnerships, policies, and dedicated resources to eliminate racial and other disparities in access to housing and neighborhoods of choice.
- Restructure, rename, and add a new policy to Review, Monitor, Report, and Adjust section. This includes establishing a comprehensive plan review process; clarifying annual data reporting; laying the foundation for a midpoint planning cycle check-in that would assess progress, identify significant shortfalls in planning for and accommodating housing needs, and require reasonable measures if shortfalls are identified.

**Economy Chapter Amendment.** The introductory text to the Economy chapter would be amended to emphasize that cities are important for providing access to services for the surrounding Rural Area.

**Housing Technical Appendix Amendments.** Appendix 4: Housing Technical Appendix provides guidance to jurisdictions on how to implement the CPPs, including methods for completing required analyses. Amendments to the Housing Technical Appendix include:

- Updated language for consistency with the Housing Chapter amendments.
- Document methods for establishing countywide and jurisdictional housing needs.
- Detailed breakdown of countywide and jurisdictional housing needs (CPP Table H-2).
- Suggested strategies for addressing the new policies about improving policy effectiveness and addressing gaps in meeting needs and eliminating disparities.
- New guidance on reviewing, monitoring, and reporting implementation, and adjusting plans.

**Glossary.** Amendments to the glossary would:

- Add a definition for Housing Needs, replacing the definition of Countywide Need.
- Add a definition for Net New Housing Needs.



- Make technical changes to the definitions of Extremely-low income households, Low-Income Households, Moderate Income Households, and Very Low-Income Households

**Jurisdictional Housing Needs.** Consistent with the changes to Chapter 36.70A RCW made by HB 1220 in 2021, the Washington State Department of Commerce is required to provide counties with the number of permanent housing units and emergency housing beds necessary to manage the projected growth and meet both current unmet and future housing needs over the planning period. Permanent housing projections are expressed as a total countywide housing need figure that is then divided into units for moderate-, low-, very low-, and extremely low-income households. Permanent supportive housing is included as a subset of the 0 to less than or equal to 30 percent area median income projection. Countywide needs for emergency housing beds, which include both emergency shelters and emergency housing, are supplied separately by the state.

The countywide and jurisdictional need projections in Table H-1 on page 6 of Attachment A were adjusted to align with the adopted housing growth targets to ensure jurisdictions are planning for growth that is consistent with the goals of the Development Patterns Chapter of the CPPs.

The need projections for Urban Unincorporated King County are below.

		<b>Jurisdictional Net New Permanent Housing Units Needed, 2019-2044</b>							<b>Jurisdictional</b>	
		<b>Total</b>	<b>0 to ≤30%</b>		<b>&gt;30 to ≤50%</b>	<b>&gt;50 to ≤80%</b>	<b>&gt;80 to ≤100%</b>	<b>&gt;100 to ≤120%</b>	<b>&gt;120%</b>	<b>Net New Emergency Housing Needs</b>
			<b>Non- PSH</b>	<b>PSH</b>						
<b>Unincorporated Urban</b>	<u>Urban</u>	<u>5,412</u>	<u>1,157</u>	<u>608</u>	<u>571</u>	<u>292</u>	<u>366</u>	<u>415</u>	<u>2,003</u>	<u>1,034</u>
	<u>Unincorporated<sup>6</sup></u>									

**Accountability Framework.** Amendments to the Housing Chapter and Housing Technical Appendix establish a three-part accountability framework for equitably meeting housing needs across King County.<sup>3</sup> The framework is summarized below.

1. *Review Plans.* Before the adoption of a periodic update to a comprehensive plan, the AHC would review draft plans for alignment with the CPP Housing Chapter and comments. This would occur with every 10-year update process, starting in 2023 with the 2024 cycle.
2. *Monitor and Report.* After comprehensive plan adoption, AHC would measure jurisdictional progress to plan for and accommodate affordable housing needs in the dashboard using standardized benchmarks, a comparative standard, and housing data trends. This would occur annually, starting in 2024.

<sup>3</sup> The GMPC adopted a summary of how the accountability framework process would work and standards to guide the AHC’s housing-focused review of draft comprehensive plans with GMPC Motion 23-2 in March 2023. This does not require King County Council action or ratification by the cities.

3. *Mid-Cycle Check-in and Adjustment.* Five years after comprehensive plan adoption, the GMPC would review the information collected through annual monitoring and reporting. Based on this analysis, the GMPC would identify jurisdictions with significant shortfalls in planning for and accommodating housing needs, provides findings that describe the nature of shortfalls and may make recommendations that jurisdictions take action to address them. Jurisdictions with significant shortfalls in planning for and accommodating would need to then identify and implement actions to address the shortfalls. This would occur every 10 years, starting in 2029.

Consistent with CPP adoption requirements, Proposed Ordinance 2023-0224 forwards this GMPC recommendation to the King County Council for consideration for possible approval. The Proposed Ordinance would also ratify the change on behalf of the population of unincorporated King County and would begin the ratification process by the cities.

### **INVITED**

- McCaela Daffern, Regional Affordable Housing Implementation Manager, Department of Community and Human Services
- Kelly Rider, Chief of Staff, Department of Community and Human Services
- Ivan Miller, Principal Analyst Countywide Planning, Office of Performance, Strategy, and Budget - Regional Planning

### **ATTACHMENTS**

1. Proposed Ordinance 2023-0244 (and its attachments)
2. Transmittal Letter
3. Fiscal Note