



King County

March 25, 2016

The Honorable John Stokes
City of Bellevue
P.O. Box 90012
Bellevue, WA 98009-9012

Dear Mayor Stokes:

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

On March 14, 2016, the Metropolitan King County Council approved and ratified the amendment on behalf of unincorporated King County. The ordinance will become effective Sunday, March 27, 2016. Copies of the transmittal letter, King County Council staff report, ordinance and Growth Management Planning Council motion are enclosed to assist you in your review of this amendment.

In accordance with the CPP, G-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 Saturday, June 25, 2016.**

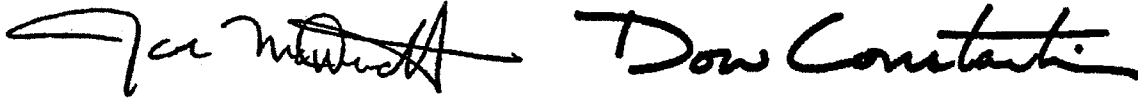
If you adopt any legislation concerning this action, please send a copy of the legislation by the close of business, Friday, June 24, 2016, to Anne Noris, Clerk of the Council, Room 1200, King County Courthouse, 516 Third Avenue, Seattle, WA 98104.

If you have any questions about the amendments or ratification process, please contact Karen Wolf, Senior Strategy and Performance Analyst, King County

Executive's Office, at 206 263-9649, or Christine Jensen, Metropolitan King County Council Staff, at 206 477-5702.

Thank you for your prompt attention to this matter.

Sincerely,

The image shows two handwritten signatures in black ink. The signature on the left is for Joe McDermott, and the signature on the right is for Dow Constantine. Both signatures are written in a cursive, flowing style.

Joe McDermott, 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
Karen Wolf, Senior Strategy and Performance Analyst
Christine Jensen, Council Staff, Transportation, Environment and Economy
Committee (TREE)



KING COUNTY
Signature Report

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

March 15, 2016

Ordinance 18256

Proposed No. 2016-0101.1

Sponsors Dembowski

1 AN ORDINANCE adopting and ratifying Growth

2 Management Planning Council Motion 15-2.

3 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

4 SECTION 1. Findings:

5 A. Growth Management Planning Council Motion 15-2 recommends that policy
6 H-8 in the 2012 King County Countywide Planning Policies be amended to address
7 strategies for affordable housing.

8 B. On November 6, 2015, the Growth Management Planning Council
9 overwhelmingly adopted Motion 15-2, which recommends the 2012 King County
10 Countywide Planning Policies be amended to add new language to policy H-8 to reflect
11 the full range of programs, from optional to mandatory, that could assist a jurisdiction in
12 meeting their share of the countywide need for affordable housing.

13 SECTION 2. The amendment to the 2012 King County Countywide Planning

14 Policies, as shown in Attachment A to this ordinance, is hereby adopted by King County
15 and ratified on behalf of the population of unincorporated King County.
16

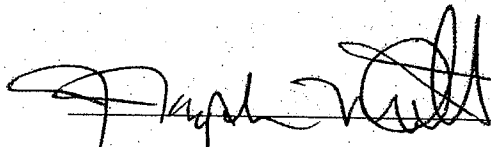
Ordinance 18256 was introduced on 2/8/2016 and passed by the Metropolitan King
County Council on 3/14/2016, by the following vote:

Yes: 9 - Mr. von Reichbauer, Mr. Gossett, Ms. Lambert, Mr. Dunn,
Mr. McDermott, Mr. Dembowski, Mr. Upthegrove, Ms. Kohl-Welles
and Ms. Balducci

No: 0

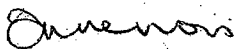
Excused: 0

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



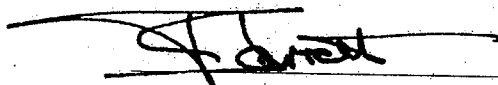
J. Joseph McDermott, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 17th day of March, 2016



← Dow Constantine, County Executive

Attachments: A. GMPC Motion 15-2

11/6/15

2016-101

ATTACHMENT A

Sponsored By:

Executive Committee

GMPC MOTION NO. 15-2

A MOTION amending the 2012 King County Countywide Planning Policies; addressing strategies for providing affordable housing.

WHEREAS, The Growth Management Planning Council (GMPC) developed policies for the Countywide Planning Policies (CPPs) that revised the method for defining housing need in the county and for allocating responsibility among jurisdictions to identify and address local housing needs; and

WHEREAS, recent, rapid growth in the county has exacerbated the shortage of affordable housing; and

WHEREAS the GMPC at its September 24, 2014 meeting heard presentations about the complex mixes of funding sources required to support each rent-restricted housing project; and

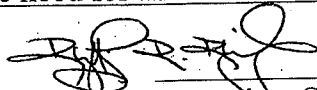
WHEREAS, during discussion of climate change at the GMPC's July 22, 2015 meeting, it was noted that providing affordable housing near employment centers or near high-capacity transit can make it easier for workers in low-income households to commute to work without driving a car and without adding greenhouse gases to the atmosphere; and

WHEREAS, a presentation to GMPC at its November 6, 2015 meeting highlighted various tools and programs local governments can use to increase the supply of housing affordable to very low, low and moderate-income households; and

WHEREAS, currently the CPPs do not expressly encourage jurisdictions to consider the full range of tools available for producing affordable housing;

NOW THEREFORE BE IT RESOLVED that the Growth Management Planning Council of King County hereby recommends that the 2012 King County Countywide Planning Policies be amended as follows:

H-8 Tailor housing policies and strategies to local needs, conditions and opportunities, recognizing the unique strengths and challenges of different cities and sub-regions. Jurisdictions may consider a full range of programs, from optional to mandatory, that will assist in meeting the jurisdiction's share of the countywide need for affordable housing.



DWIGHT P. DIVELY FOR DOW CONSTANTINE

Dow Constantine, Chair, Growth Management Planning Council



King County

Dow Constantine

King County Executive

401 Fifth Avenue, Suite 800
Seattle, WA 98104-1818

206-263-9600 Fax 206-296-0194

TTY Relay: 711

www.kingcounty.gov

RECEIVED

2016 JAN 29 PM 3:55

CLERK
KING COUNTY COUNCIL

January 27, 2016

The Honorable Joe McDermott
Chair, King County Council
Room 1200
COURTHOUSE

2016-101

Dear Councilmember McDermott:

This letter transmits an ordinance that will enable King County to amend the King County Countywide Planning Policies (CPPs) so that jurisdictions can consider more programs to address affordable housing, as recommended by the Growth Management Planning Council (GMPC.)

This ordinance transmits GMPC Motion 15-2 that was overwhelmingly approved by the GMPC on November 6, 2015. The ordinance adopts and ratifies the GMPC motion on behalf of unincorporated King County.

Motion 15-2 amends Policy H-8 to clarify that jurisdictions can consider a full range of programs, including both optional and mandatory, to assist them in meeting their share of the countywide need for affordable housing.

This ordinance integrates the goals of the King County Strategic Plan by recognizing the role of land use planning in shaping environmentally sustainable and economically viable future for all people in King County. The County's role in the GMPC fosters the ethic of working together for "One King County" by actively participating in regional organizations and defining King County's role in regional issues.

There are no fiscal impacts to King County government as a result of adoption of this ordinance.

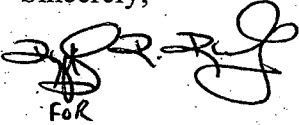
The Honorable Joe McDermott

January 27, 2016

Page 2

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Dow Constantine', with a stylized flourish at the end.

Dow Constantine
King County Executive

Enclosures

cc: King County Councilmembers

ATTN: Carolyn Busch, Chief of Staff

Anne Noris, Clerk of the Council

Carrie S. Cihak, Chief of Policy Development, King County Executive Office

Dwight Dively, Director, Office of Performance, Strategy and Budget (PSB)

Lauren Smith, Deputy Director, Regional Planning, PSB



King County

Metropolitan King County Council Transportation, Economy and Environment Committee

STAFF REPORT

Agenda Item:	7	Name:	Christine Jensen
Proposed No.:	2016-0101	Date:	March 1, 2016

SUBJECT

A proposed ordinance adopting and ratifying Growth Management Planning Council Motion 15-2, which recommends amending Countywide Planning Policy H-8, regarding affordable housing in King County.

SUMMARY

Proposed Ordinance 2016-0101 would amend policy H-8 in the King County Countywide Planning Policies (CPPs) to more clearly state the existing range of programs, from optional to mandatory, available for jurisdictions to consider using to address affordable housing needs. There would be no new required actions for jurisdictions as a result of the proposed policy change, and jurisdictions would continue to choose which programs work for their local circumstances.

If adopted by the Council, the ordinance would ratify the change on behalf of the population of unincorporated King County and begin the CPP ratification process by the cities.

BACKGROUND

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 interlocal agreement¹ in response to a provision in the Washington State Growth Management Act (GMA) requiring cities and counties to work together to adopt CPPs.² Under the GMA, the CPPs serve as the framework for each local jurisdiction's comprehensive plan, which ensures countywide consistency with respect to land use planning efforts.

As provided for in the interlocal agreement, the GMPC developed and recommended the original CPPs, which were adopted by the King County Council³ and ratified by the cities in 1992. Subsequent amendments to the CPPs follow the same adoption

¹ Motion 8733

² RCW 36.70A.210

³ Ordinance 10450

process, which is now outlined in CPP G-1⁴ and includes: recommendation by the GMPC, adoption by the King County Council, and ratification by the cities. Amendments to the CPPs become effective when ratified by ordinance or resolution by at least 30 percent of the city and county governments representing at least 70 percent 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.

ANALYSIS

GMPC Motion 15-2

Proposed Ordinance 2016-0101 would adopt and ratify GMPC Motion 15-2, which recommends amending policy H-8 to more clearly state the existing range of programs available for jurisdictions to consider using to address affordable housing needs. The proposed change is as follows:

"H-8 Tailor housing policies and strategies to local needs, conditions and opportunities, recognizing the unique strengths and challenges of different cities and sub-regions. Jurisdictions may consider a full range of programs, from optional to mandatory, that will assist in meeting the jurisdiction's share of the countywide need for affordable housing."

A reference to "mandatory" affordable housing programs is proposed to be included in the policy, which is not specifically called out in the CPPs currently. However, this language is consistent with current range of resources available to jurisdictions, including: 1) the existing affordable housing requirements in the CPPs, and 2) the current PSRC affordable housing toolkit, which is referenced in the CPPs. Additionally, the proposed policy change includes the words "may consider," which does not require the use of mandatory programs. If the amended H-8 is adopted, jurisdictions would continue to choose which programs work for their local circumstances.

Jurisdiction's Share of Affordable Housing

The proposed language also includes a reference to a "jurisdiction's share" of the countywide need for affordable housing, which is consistent with other language currently in the CPPs, such as in policy H-18. It is worth noting that there are no specific jurisdictional affordable housing targets adopted in the CPPs at this time; there are only countywide targets, which were added to the CPPs in 2012:⁵

"H-1 Address the countywide need for housing affordable to households with moderate, low and very-low incomes, including those with special needs. The countywide need for housing by percentage of Area Median Income (AMI) is:

50-80% of AMI (moderate) 16% of total housing supply

30-50% of AMI (low) 12% of total housing supply

30% and below AMI (very-low) 12% of total housing supply."

⁴ 2012 King County Countywide Planning Policies, as amended:

<http://www.kingcounty.gov/property/permits/codes/growth/GMPC/CPPs.aspx>

⁵ Ordinance 17486

The intent of only having countywide targets was to acknowledge that different jurisdictions play different roles in meeting the overall countywide needs, such as that some jurisdictions may focus on needing to preserve existing affordable housing while others may need to focus on creating new affordable housing. There have been no proposals to change the countywide approach since its adoption.

GMPC action

On November 6, 2015, the GMPC adopted Motion 15-2, which is a non-binding recommendation to the County Council to adopt an amendment to policy H-8. Consistent with CPP adoption requirements, Proposed Ordinance 2016-0101 forwards this GMPC recommendation to the County Council for consideration and possible approval. If adopted by the Council, the ordinance would ratify the change on behalf of the population of unincorporated King County and begin the ratification process by the cities.

There is no deadline for Council action on the proposed CPP amendment.

ATTACHMENTS

1. Proposed Ordinance 2016-0101
2. Transmittal Letter
3. Fiscal Note

INVITED

1. Karen Wolf, Senior Policy Analyst, Office of Performance, Strategy and Budget