

Planning for Housing

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GROWTH MANAGEMENT SERVICES

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Washington State
Department of
Commerce

Review and Revision

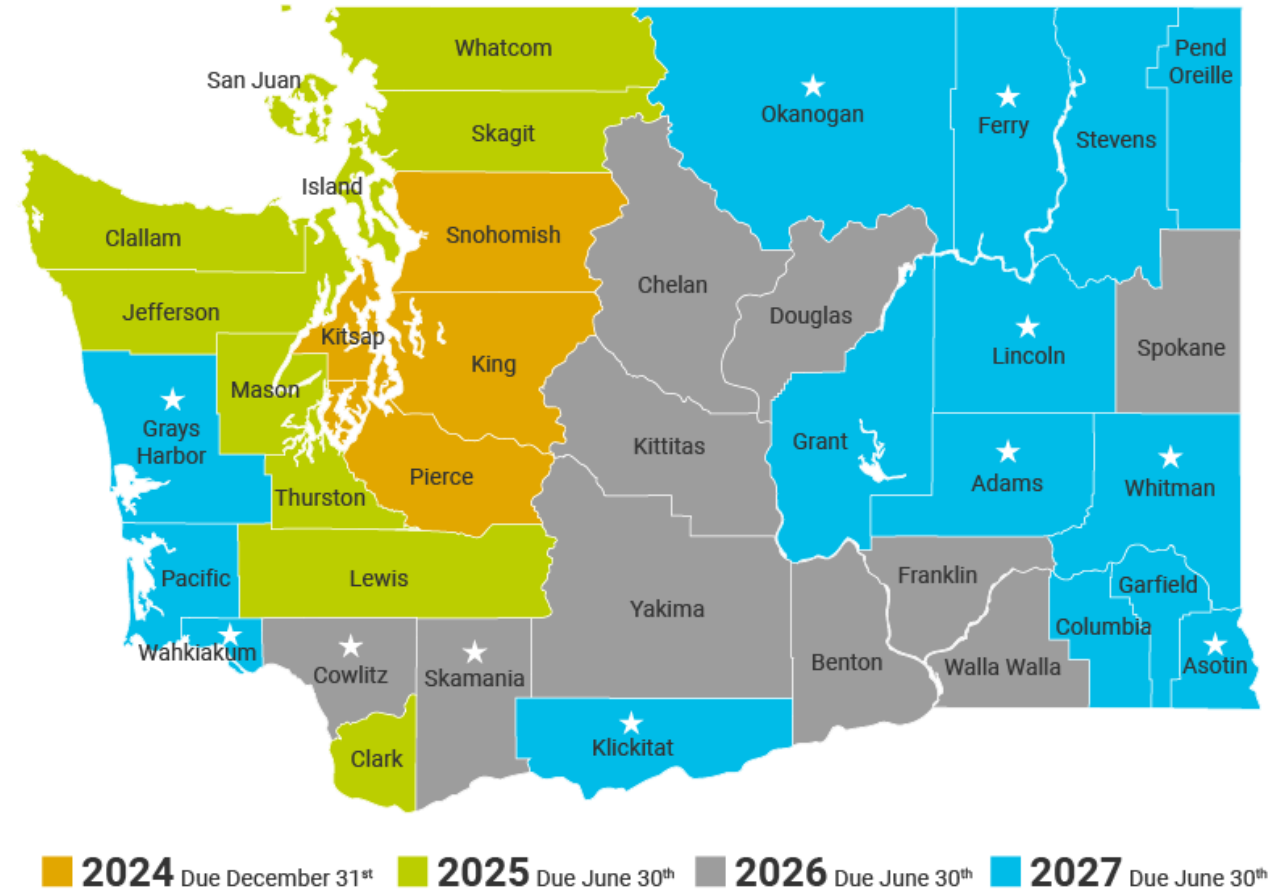
RCW 36.70A.130

What to Review?

- Comprehensive Plan
- Development Regulations

What to Review it for?

- New Housing Targets
- Capital Facilities and Transportation Update
- Critical Areas Ordinance for New Science or Management Recommendations
- New Legislative Requirements



★ Starred counties are partially planning under the Growth Management Act

It's not a single decision.

Local project review Implementation Progress

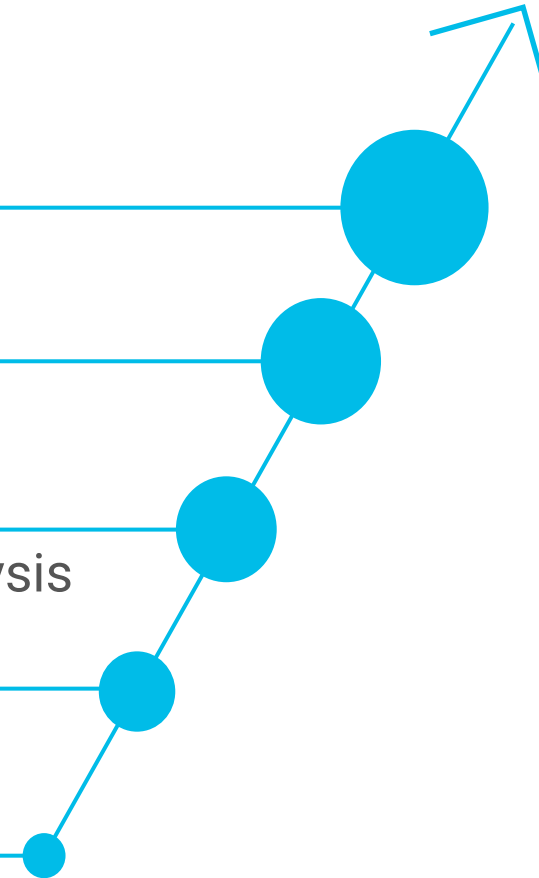
Capital facilities / Development Regulations

Comprehensive Plan

Housing needs analysis and land capacity analysis

Growth target allocation

Countywide planning policies



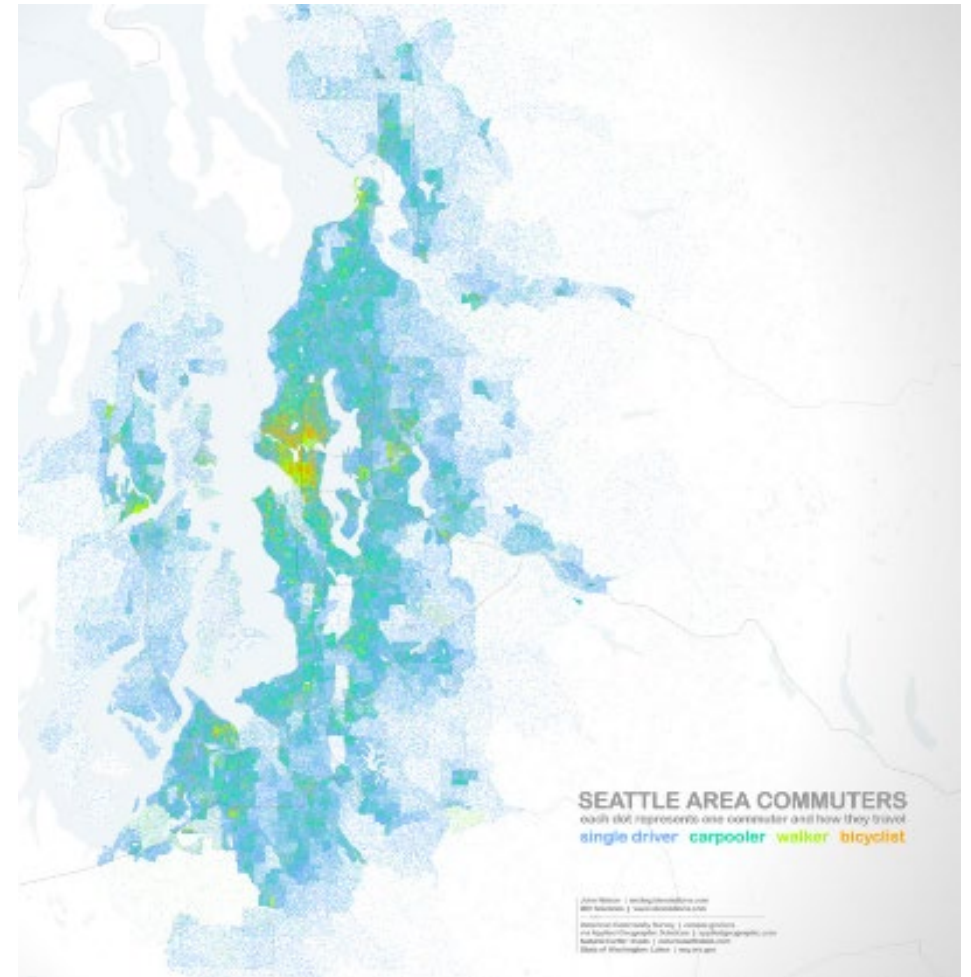
**It's a set of
nested
decisions.**

Regional and Intergovernmental Coordination

- Set Regional and Local Growth Targets
- Urban Growth Areas
- Regional Transportation Planning
- Housing Affordability
- Economic Development
- Essential Public Facilities



New Legislation: Tribal Coordination



What does the new housing element require?

In 2021, HB 1220 directed Commerce to project future housing needs by income bracket including:

- For moderate, low, very low, and extremely low-income households
- For permanent supportive housing, emergency housing and emergency shelters

HB 1220 also directed communities to strengthen housing elements and how they accommodate housing, including:

- Identify local housing needs based on Commerce's countywide numbers
- Identify sufficient land capacity for all housing needs
- Make adequate provisions for all economic segments (document barriers and actions needed to achieve housing availability)
- Identify and begin to undo racially disparate impacts, exclusion and displacement

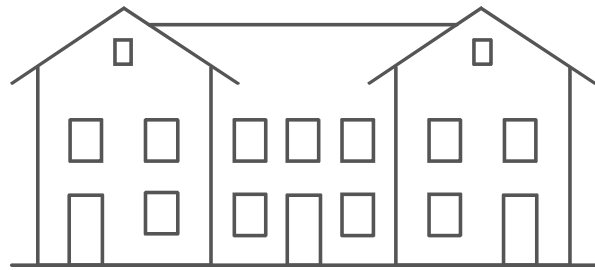
What does “plan for and accommodate” mean?

- Enough land capacity for your jurisdiction’s allotted housing needs by income bracket
 - Allowing the types of housing that are needed in your community to meet those housing needs
 - Identifying and planning to remove barriers to affordable housing (and adding incentives for affordable housing development!)
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- **It DOES NOT mean jurisdictions need to build the housing**

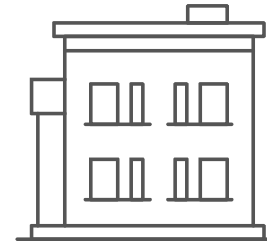
How to identify housing needs.

- **Identify countywide planning policies that direct the distribution of growth and housing**
 - What features should determine where more growth goes (jobs, transit, services, land capacity, etc.)?
 - Where should more affordable housing be planned and encouraged?
- **Identify countywide population projection and how many housing units via Commerce tool**
- **Decide on how much growth goes to each jurisdiction (e.g., where there are more jobs, transit, services)**
- **Decide the allocation of housing needs by income level**

Housing types serve different income levels.



Apartments



Middle housing/ ADUs



Single family

Permanent supportive housing (PSH)

PSH

0-30% AMI

non-PSH

0-30% AMI

30-50% AMI

50-80% AMI

80-120% AMI

120+% AMI

Flexibility available to county and cities

Counties and their cities may choose:

- Population growth target within OFM range
- How much growth goes to each jurisdiction
- Method for allocating all housing needs to each jurisdiction

Counties and their cities may *not* choose:

- Total projected housing needs
- Projected housing needs by income level, including emergency housing and PSH

These must come from the HAPT

When making decisions, consider:

- Land capacity in each area
- What types of housing serve different income levels
- Where can we meet the need at the lowest cost
- Where more affordable housing should be located regionally (e.g., near infrastructure, transit, jobs)
- Note: Deeply affordable housing is not appropriate outside of Urban Growth Areas and LAMIRDs

Questions?

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Updating GMA Housing Elements

This webpage contains guidance on planning for housing under the Growth Management Act (GMA), including the new requirements established by House Bill 1220 (2021).

Future housing needs broken down by area median income (AMI) groups



Planning for Housing in Washington State

In 2021, the Washington Legislature changed the way communities are required to plan for housing. [House Bill 1220 \(2021\)](#) amended the Growth Management Act (GMA) to instruct local governments to “plan for and accommodate” housing affordable to all income levels. This significantly strengthened the previous goal, which was to encourage affordable housing.

The amended law also directed the Department of Commerce to project future housing needs for jurisdictions by income bracket and made significant updates to how jurisdictions are to plan for housing in the housing element of their comprehensive plans. These new changes to local housing elements include:

Quick Links

- ⊕ Growth Management
- ⊕ Governor’s Smart Communities Awards
- ⊕ Climate Program
- ⊕ Planning for Housing
- ⊕ Laws and Rules - Growth Management Act
- ⊕ Periodic Updates - Growth Management Act
- ⊕ Growth Management Grants
- ⊕ Growth Management Topics
- ⊕ Guidebooks and Resources
- ⊕ Civilian-Military Compatibility
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- ⊕ Regional Planners’ Forums
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