

New Requirements for Local Housing Planning

Updating your housing element

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MIDDLE HOUSING TECHNICAL TEAM

CITY OF TUKWILA PLANNING COMMISSION MEETING – 01.26.23



Washington State
Department of
Commerce

We strengthen communities



HOUSING
HOMELESSNESS



INFRASTRUCTURE AND
BROADBAND



SMALL BUSINESS
ASSISTANCE



ENERGY



PLANNING AND TECH
ASSISTANCE



COMMUNITY
SERVICES AND FACILITIES



CRIME VICTIMS AND
PUBLIC SAFETY

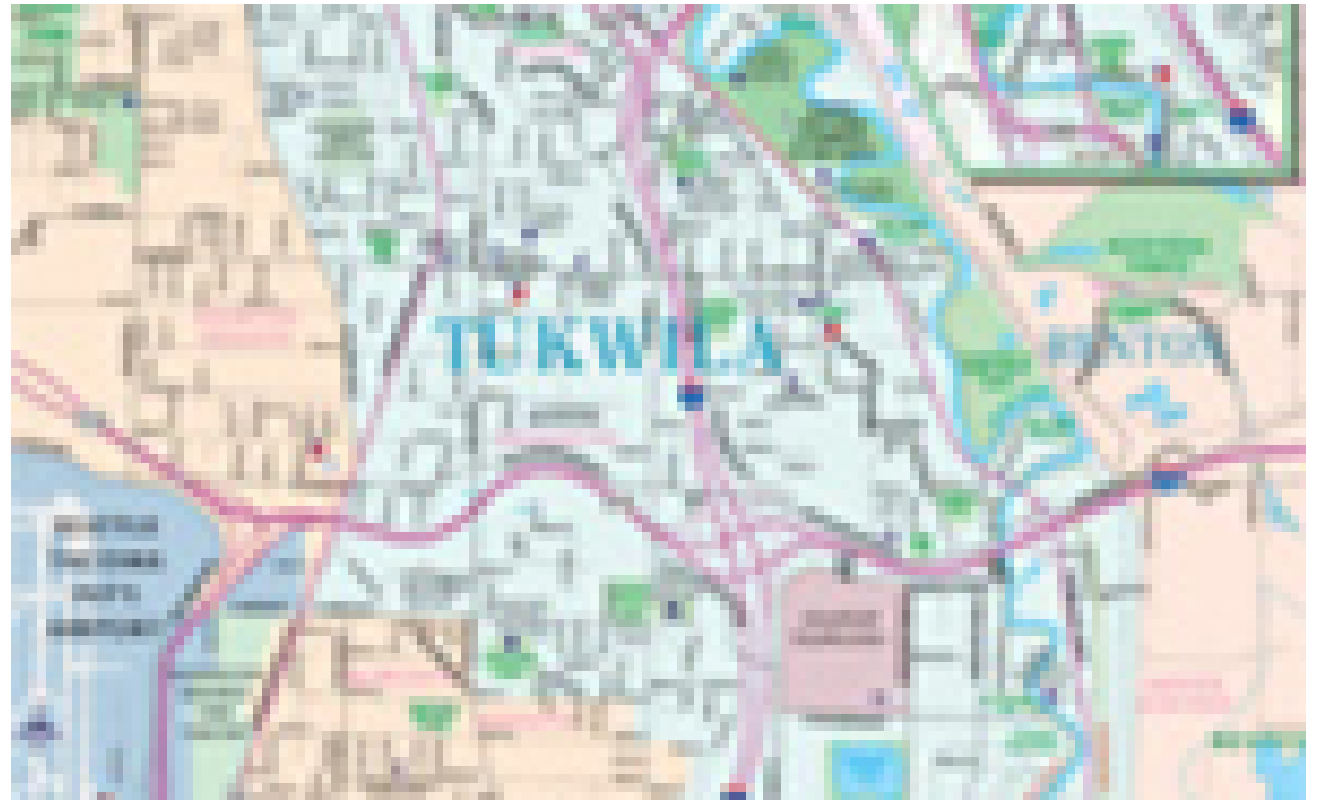


ECONOMIC
DEVELOPMENT

Overview

Tonight we will cover:

- Quick GMA background
- New housing requirements
- Recent opinion survey
- Commerce assistance



Why does the Growth Management Act exist?

The GMA was adopted in 1990 as a statewide planning framework to:

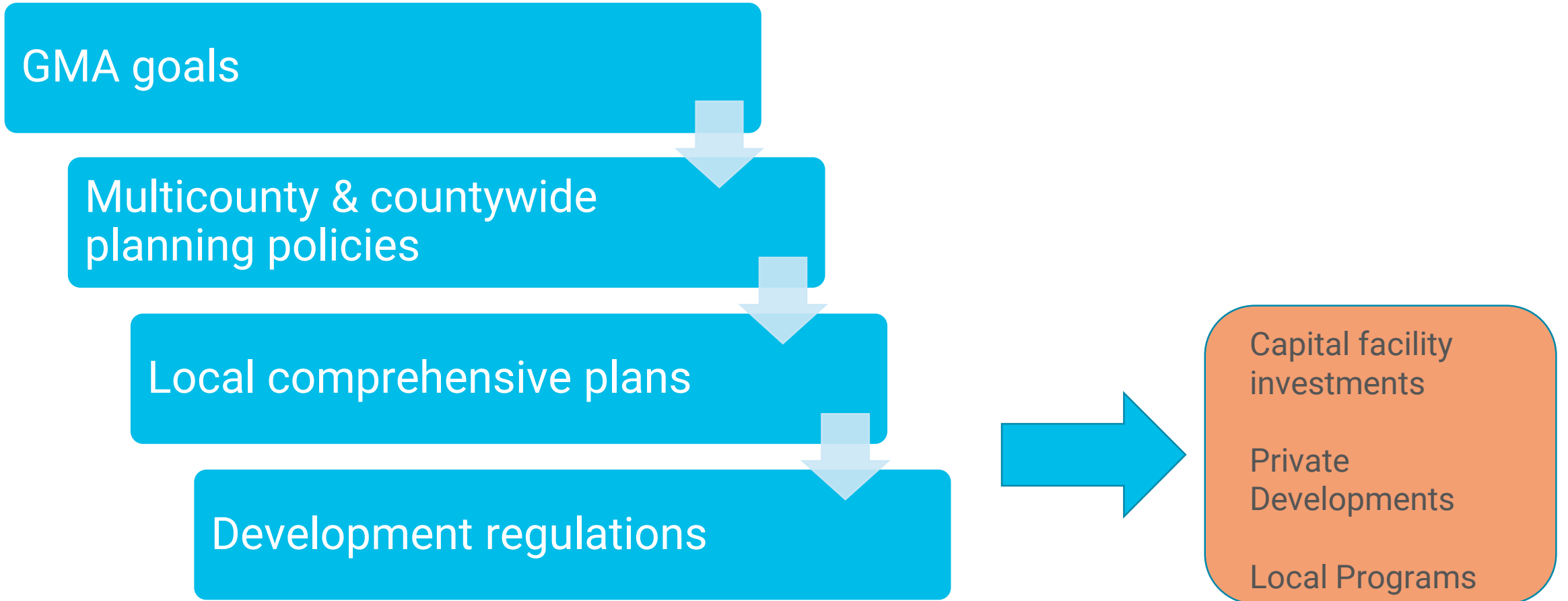
- Address uncoordinated development and urban sprawl
- Manage threats to the quality of life in Washington
- Require local planning, guided by state law, and regionally coordinated

State law: **RCW 36.70A**

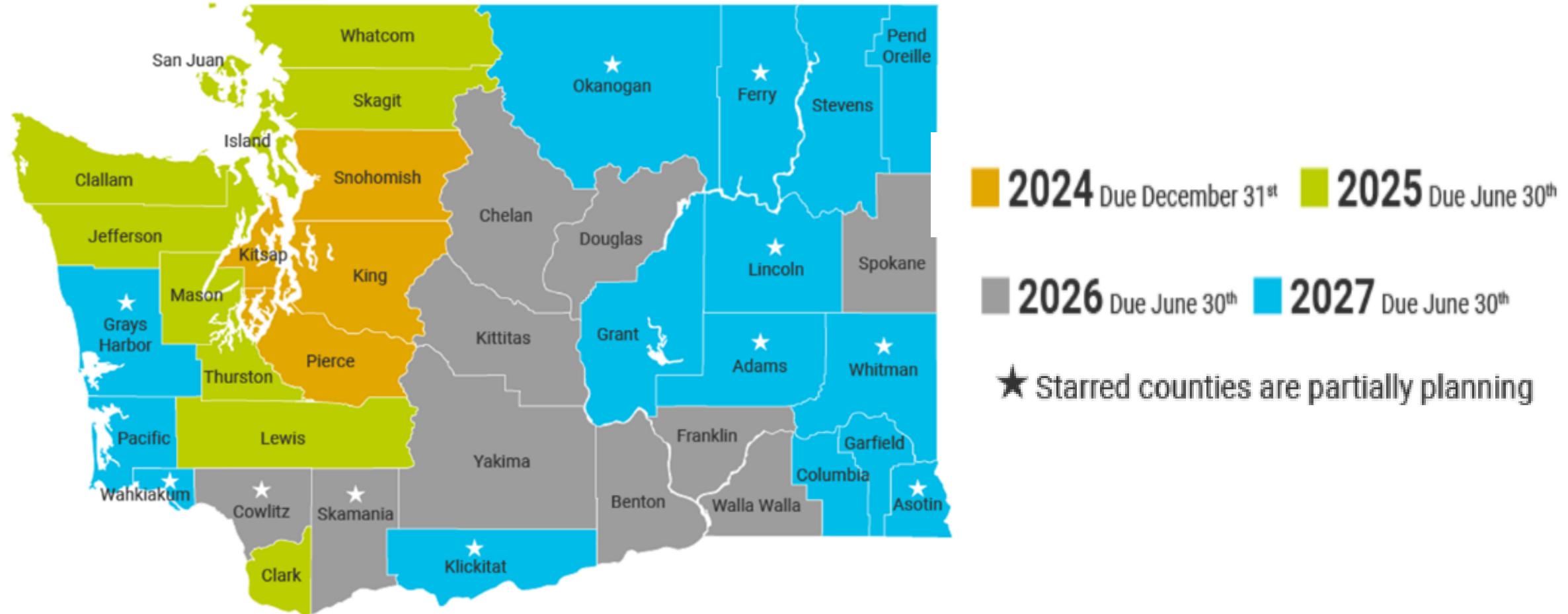
Guidance statutes: **WAC 365-196**



Growth Management Act (GMA) framework for planning



Growth Management Act (GMA) requires that comprehensive plans and development regulations be updated every 10 years



Required elements of a GMA comprehensive plan

Land Use: Land uses, stormwater planning, ground water, physical activity

Transportation: Inventory, assessment of current and future needs, bicycle and pedestrian component

Housing: Inventory of existing housing, and, using state-projected needs, planning for and accommodating housing for all income levels, with a variety of housing types

Utilities: Inventory, assessment of current and future needs, coordination between providers and land development

Capital Facilities: Inventory, assessment of current and future needs, coordination of planning affordability analysis of serving the land use plan

Rural (counties only): Define and protect rural character
RCW 36.70A.070 and WAC 365-196



Need for more robust housing planning

- From 2000-2015, Washington state fell over 225,000 homes short of meeting its housing needs*
- Disparities in housing in Washington:
 - Rates of cost-burden highest in communities of color (BIPOC)
 - The homeownership rate for households with people of color in Washington is 19 percentage points below that of non-Hispanic white households**
- In 2021, Washington adopted HB 1220 to direct communities to strengthen how they accommodate housing

*Source: UpForGrowth, 2020 **Source: Washington State Homeownership Disparities Work Group Report, 2022

HB 1220 (laws of 2021):
Changed RCW 36.70A.070 (2) The Housing Element

Changed GMA housing goal:

- “Plan for and accommodate ~~encourage the availability of affordable housing~~ affordable to all economic segments.”

Requires Commerce to provide projected housing need to local governments:

- For moderate, low, very low, and extremely low-income households
- For permanent supportive housing, emergency housing and emergency shelters (referred to as special housing needs)

HB 1220:

Changed RCW 36.70A.070 (2): The Housing Element

Local housing element to:

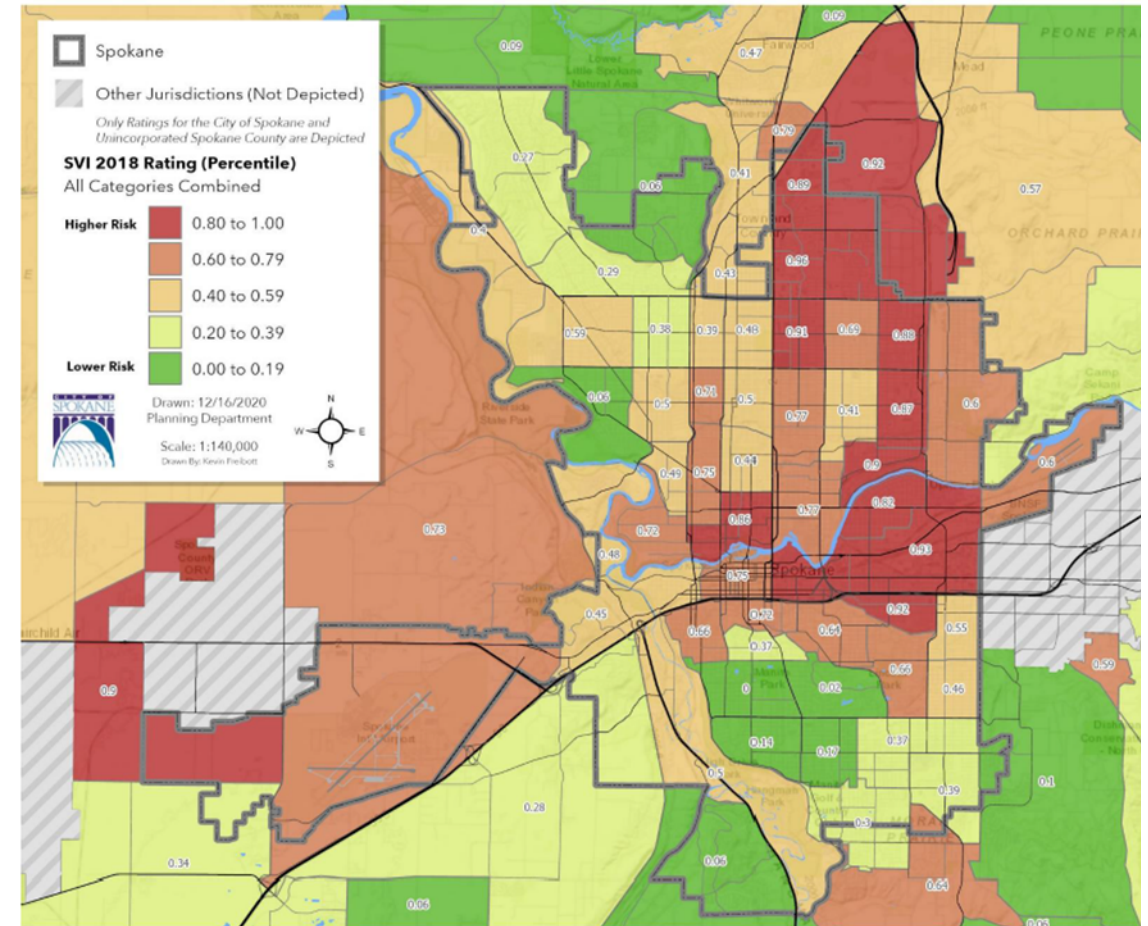
- Identify sufficient capacity of land for identified housing needs, including the number of units and types provided by Commerce
- Within urban growth areas (UGAs), provide moderate density housing options (such as townhomes, duplexes, and triplexes)
- Document barriers to housing availability, such as gaps in local funding, development regulations, etc.
- Make adequate provisions for housing needs for all economic segments, with consideration for:
 - Low, very low, extremely low, and moderate-income households
 - Housing locations in relation to employment locations
 - Role of accessory dwelling units (ADUs)

HB 1220: More changes...

Disparate impacts, displacement and exclusion

- Identify local policies and regulations (including zoning, disinvestment, and infrastructure availability) that result in racially disparate impacts, displacement, and exclusion in housing
- Begin to undo these impacts through policies and regulations
- Identify areas at higher risk of displacement and establish anti-displacement policies

Figure 5: Overall SVI Value, Combined Value for All Categories by Tract



Commerce has projected housing needs

1 million more homes needed statewide over next 20 years



	Total	Non-PSH	0-30% PSH	30-50%	50-80%	80-100%	100-120%	120%	Emergency Housing/Shelter
Total Future Housing Needed (2044)	1,269,628	112,927	54,994	139,725	176,906	195,358	135,408	454,310	63,318
Estimated Housing Supply (2020)	960,951	32,115	6,266	91,505	155,214	181,009	119,133	375,709	5,991
Net New Housing Needed (2020-2044)	308,677	80,813	48,728	48,220	21,692	14,349	16,274	78,601	57,327

**PSH = permanent supportive housing*

King County Area in 2021

- Area Median Household Income: \$110,556
- 30% = approximate \$33,167
- 50% = approximate \$55,225
- 80% = approximate \$88,445
- More and different types of housing will be needed.
- Housing for people with incomes below 50% AMI may only be possible with subsidies (from governments or non-profits).
 - City's role is to allow or encourage it, not necessarily to build it.
- Some types of market-rate housing may be able to serve households with incomes at moderate and higher incomes.

Local governments have key role to allocate & plan for housing

Allocate countywide housing needs by income bracket

- Commerce will provide allocation tool and countywide housing needs
- Counties & cities should agree on housing needs allocations that sum to total countywide need

Plan for housing needs

- Review and update policies
- Review zoning assumptions and identify land capacity
- Make adjustments to zoning & any other regulations to have sufficient capacity for housing needs
- Review other regulations, fee structures, incentives, etc. which influence housing & identify actions to address barriers
- Authorize and use available local funding tools

What housing options to consider, and where?

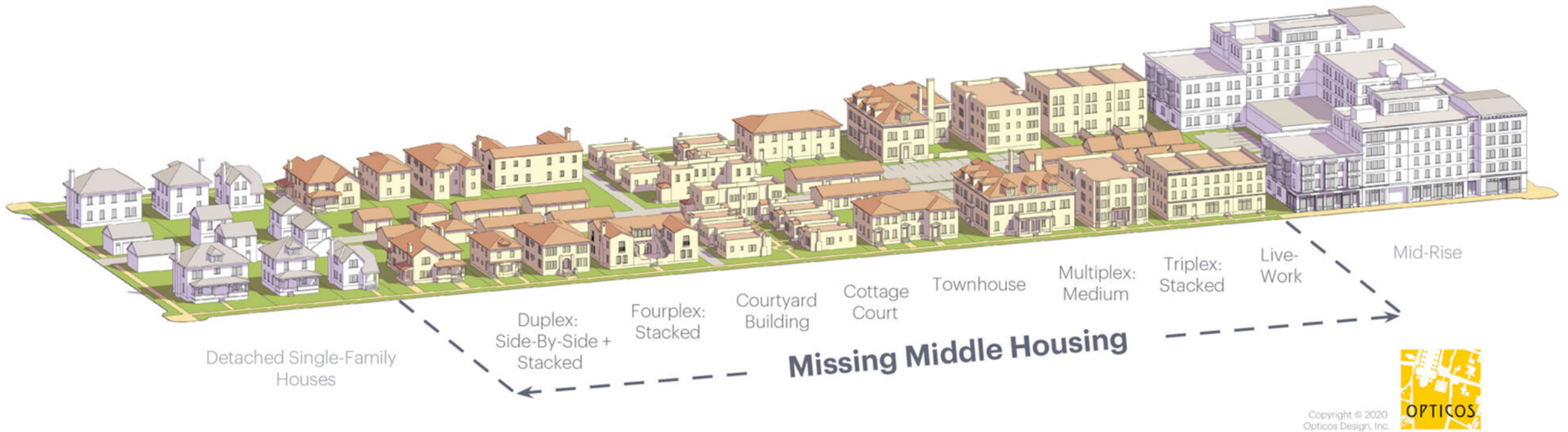
Especially in areas well-served by transit

- Mixed use areas with mix of multi-unit housing & commercial,
- Opportunities for people with special needs (disabled, seniors, veterans, etc.)
- Opportunities for people with lower incomes

In neighborhoods

- ADUs (attached & detached)
- Small-scale “**middle housing**” mixed in with detached houses
- Other traditional & innovative ideas

So what is middle housing?



. . . and why is it sometimes called “missing”?

Multi- and countywide planning policies are to guide local plans

PSRC countywide planning policy excerpts for housing:

- Achieve and sustain...a sufficient supply of housing to meet the needs of low-income, moderate-income, middle-income, and special needs individuals and households...
- Promote home ownership opportunities for low-income, moderate-income, and middle-income families and individuals, while also recognizing historic inequities...

King County countywide planning policy excerpts for housing:

- Identify sufficient land for housing (for all income levels and types of needs)...including within urban growth areas, for duplexes, triplexes, and townhomes.
- Increase housing choices for everyone...
- Expand the range and supply of housing types...

2022

Joint Housing Opinion Survey



Puget Sound Regional Council



Washington State
Department of
Commerce

Housing costs and homelessness are the top two issues throughout Washington state

78% say they want more housing options for seniors, teachers, firefighters, childcare workers, and health care workers

74% prefer most new housing to be in walkable neighborhoods

64% agree that their community needs more diverse and affordable types of housing



77% say rents are too high

75% say it costs too much to buy a home

83% say more reasonably priced housing is needed in their communities



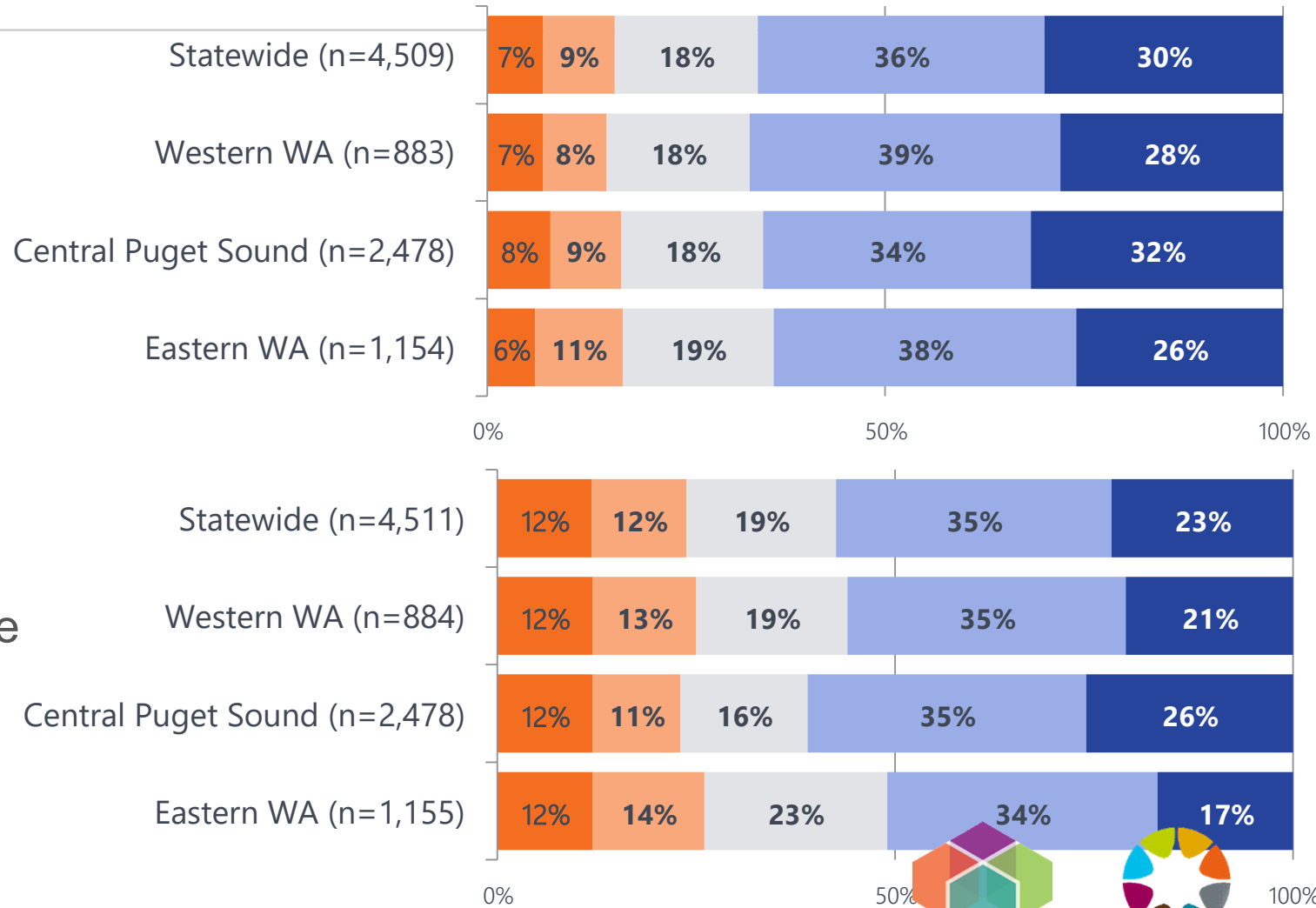
Strong Statewide Support for More Diverse Housing

Communities need more diverse & affordable housing types, such as duplexes, cottages, courtyard apartments, townhomes and mixed developments.

66% Agree

Multi-family housing, like triplexes, should be allowed in single-family zones when all standards of the zone are met, such as heights, setbacks, and parking.

58% Agree



Government Should Address Urgent Need to Tackle Housing Supply

Residents want government to do more

83% say government agencies should work together to address the need for housing

64% say government agencies should do more to provide housing not being delivered by the market



What is city's responsibility?

- Consider what is needed for comprehensive plan & development regulations to provide enough housing
- Consider whether incentives or other programs & partnerships can help
- Coordinate at regional level with King County & PSRC
- Get broad & inclusive public input on needs/ opportunities
- Consider what can be done to reduce past racial impacts
- Adopt changes, as needed, to comp plan & development regulations by December 2024

Commerce assistance specific to City of Tukwila

Grants:

- **HAPI grant**
- **Middle housing grant (including outreach to community based organizations)**
(both due by June 30, 2023)
- **Periodic update grant (continues in July 2023)**



Technical:

Peer meetings – for middle housing grant

Provision of data for assessing racially disparate impacts



Commerce assistance

Main Housing Web Page (picture at right)

<https://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-housing/>

Growth Management: HB 1220 Guidance

www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-housing/updating-gma-housing-elements/

Middle Housing Technical Team

New 3-person team (experienced directors) hired in 2022

Growth Management: Periodic updates web page

www.commerce.wa.gov/serving-communities/growth-management/periodic-update/

Short Course on Local Planning

<https://www.commerce.wa.gov/serving-communities/growth-management/short-course/>

Planning for Housing



Jump to

[Updating GMA Housing Elements \(HB 1220\)](#)

[Multi-Family Housing Property Tax Exemption program](#)

[Housing EZView website](#)

Upcoming assistance from Commerce

- Accessory dwellings guidance
- Land capacity guidance
- Guidance to reduce disparate impacts
- Photo Library (middle housing images)
- Middle housing toolkit of housing types & menu of standards that can be adjusted/adopted to update local development regulations



Commerce team members for GMA Update project



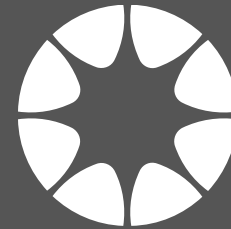
Middle Housing Technical Team

- Shane Hope, AICP
- Joe Tovar, FAICP
- Dave Osaki, AICP

Regional Planner, Periodic Update

- Catherine McCoy

Questions?



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<https://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-housing/>

www.commerce.wa.gov



JOE TOVAR, FAICP

Thanks for your work to help your community plan for a healthy and equitable future!