

# Periodic Update Cycle 2024-2027

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Suzanne Austin, AICP

SENIOR PLANNER

GROWTH MANAGEMENT SERVICES

6/15/2022



Washington State  
Department of  
**Commerce**

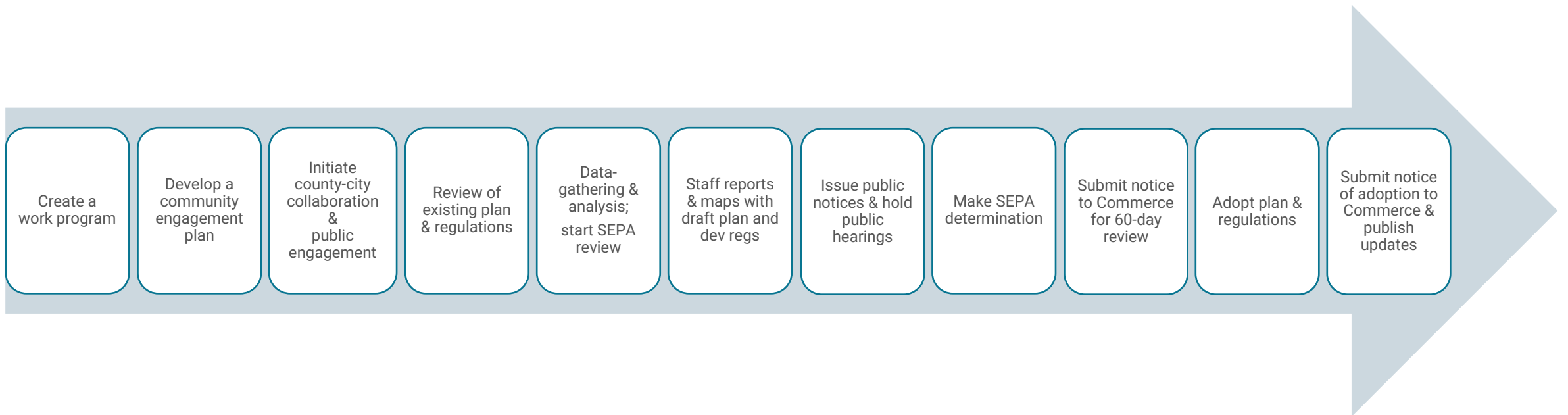


## Commerce staff will cover:

- Periodic Update Overview & Schedule
- 2021-2022 New Legislation
- Climate Program Overview
- Checklists & Submittals
- Periodic Update Grants
- Housing & HB 1220
- Q & A

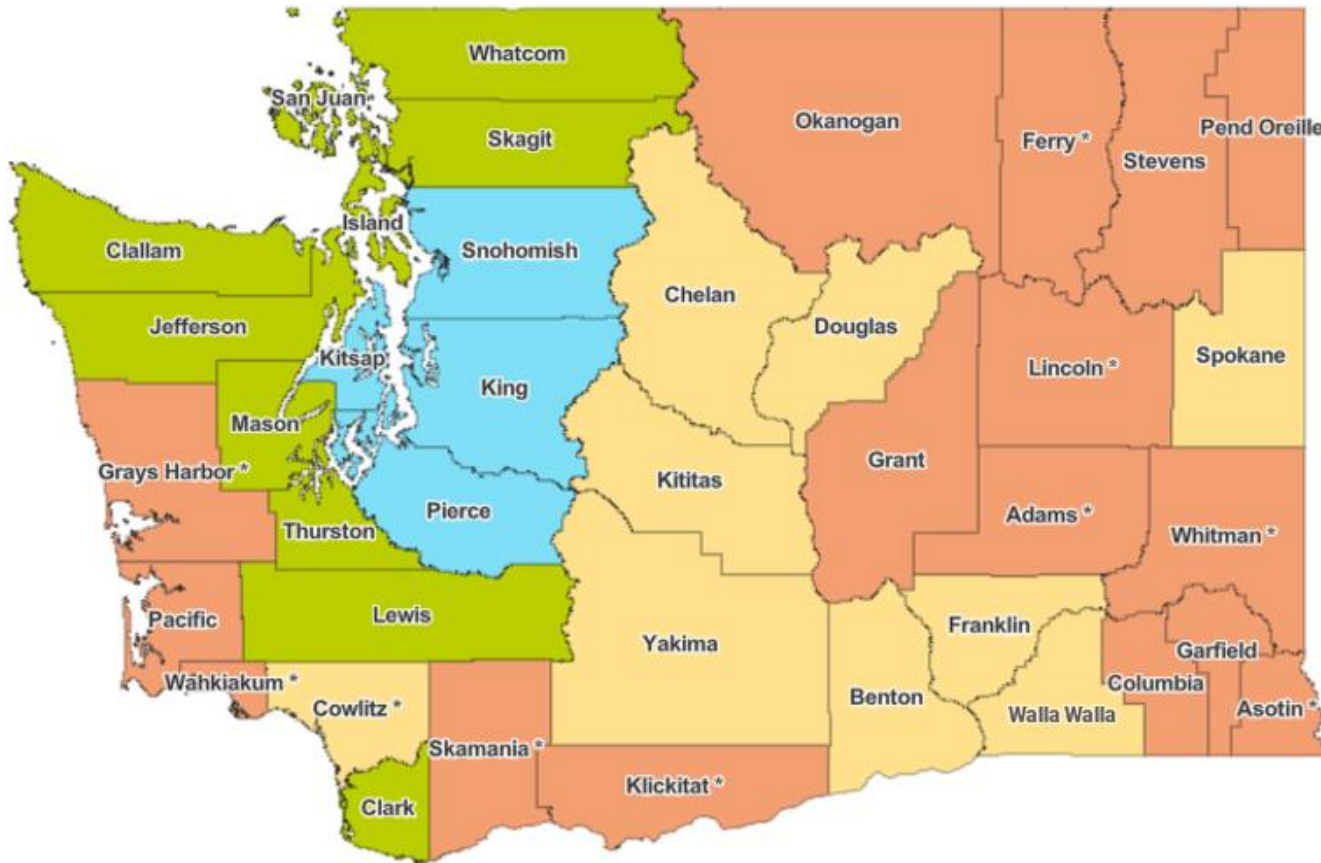
# Periodic Update Process Overview

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# Periodic Update Schedule



## Local Jurisdictions must review:

- Amendments to the GMA
- Comprehensive Plan
- Development Regulations
- Urban Growth Areas
- Population Projections
- Critical Areas Ordinance\*
- Resource Lands\*

\* Partially-planning jurisdictions are only required to review these.

**HB 1241:** changed the periodic update cycle to every ten years, following the upcoming cycle. RCW 36.70A.130(5)

2024	2025	2026	2027
Due December 31 <sup>st</sup>	Due June 30 <sup>th</sup>	Due June 30 <sup>th</sup>	Due June 30 <sup>th</sup>

\* Starred counties are partially planning under the Growth Management Act

# New Growth Management Legislation

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**HB 1220:** Jurisdictions must plan for and accommodate, rather than encourage the availability of, emergency and affordable housing.

**HB 1241:** Changes the Periodic update and SMP cycles from 8 to 10 years. Requires a 5-year implementation progress report and an annual work program for select jurisdictions.

**HB 1717:** Tribal participation in planning

**HB 2001:** Expands the ability to build tiny houses

**SB 5042:** Changes the initial effective date of certain actions under the GMA.

**SB 5118:** Supports successful reentry for juveniles, amending the definition of “essential public facilities”

**SB 5235:** Increasing housing unit inventory by removing arbitrary limits on housing

**SB 5275:** Enhances opportunity in LAMIRDs

**SB 5368:** Encourages rural economic development

**SB 5593:** Allows a county to make revisions to a UGA boundary to accommodate patterns of development

**SB 5818:** Promoting housing construction in cities through amendments to and limiting appeals under SEPA and GMA.

[2021-2022 Growth Management Legislative Reports](#)

# Climate Program

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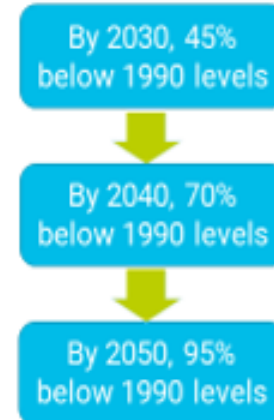
The Washington State Legislature tasked Commerce to initiate a multi-year project that would develop guidance for counties and cities to address climate change issues within their comprehensive plans. The guidance will focus on mitigation and resilience.

- Grants open through July 15<sup>th</sup> – must submit a letter of intent by COB Friday.
- Mitigation
- Resilience: Guidance that helps communities
- Disproportionately impacted communities
- See [Commerce's Growth Management Grants webpage](#)

## Why now?

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Greenhouse gas emission targets: RCW 70A.45.020



# Checklists & Submittals



[Get your checklist here.](#)

## Commerce's PlanView system:

Go to: ["Requirements and procedures for providing notice to the state"](#)

### Guests

If you don't have a PlanView system account, you may submit your Amendments and request an account to be able to track your submittal.

[Continue as a guest](#)

### Sign In

Sign-in via Secure Access Washington (SAW) to get the full experience.

[Sign In](#)

You can also submit via email. Fill out the [cover sheet](#) and attach it along with a copy of your submittal to: [reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov)

## Types of notices that may be submitted through PlanView:

- 60-day notice of intent to adopt amendments
- Requests for Expedited Review/Notice of intent to Adopt Amendments (Only Available for Development Regulations)
- Supplemental Submittal for Existing Notice of Intent to Adopt Amendments
- Notice of Final Adoption

Your Commerce regional planner will be reaching out soon!

# Upcoming Grants for the Puget Sound Region

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Dave Andersen, AICP

MANAGING DIRECTOR

GROWTH MANAGEMENT SERVICES

6/15/2022



Washington State  
Department of  
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# Periodic Update Grants

The Governor and the Legislature made a historic investment in Growth Management Act planning during the 2022 Legislative Session. As a result, Commerce expects to provide grant funding to all counties, and cities within those counties.

- Your checklist is the first deliverable
- Funding is available July 1<sup>st</sup>
- Half in first year, half in second year
- See [Commerce's Growth Management Grants webpage](#)

Funding is Available Under the Following Formula:

## Fully Planning

• Counties with 100,000 population and over:	\$700,000
• Counties under 100,000 population:	\$350,000
• Cities with 100,000 population and over:	\$325,000
• Cities with 50,000 to 99,999 population:	\$175,000
• Cities with 3,000 to 49,999 population:	\$125,000
• Cities under 3,000 population:	\$100,000

## Partially Planning

• Counties with 10,000 population and over:	\$150,000
• Counties under 10,000 population:	\$100,000
• Cities (No population limits):	\$20,000

# State-Projected Housing Needs & Racial Equity

Implementing HB 1220 (laws of 2021)

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Anne Fritzel, AICP

HOUSING TEAM MANAGER

GROWTH MANAGEMENT SERVICES

6/15/2022



Washington State  
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# HB 1220:

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

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### Changed GMA housing goal:

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

### Local housing element to:

- Identify sufficient capacity of land for identified housing needs
- Within urban growth areas (UGAs), moderate density housing options
- Document barriers to housing availability such as gaps in local funding, development regulations, etc.
- Consider housing locations in relation to employment locations
- Consider role of accessory dwelling units (ADUs)

### 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)

# Commerce is Projecting Housing Needs

## Projected housing needs methodology

- Consistent with OFM countywide population projections
- Account for household size, vacancy, group quarters
- Account for historic underproduction
- Test with various size counties

## Break down housing needs by income band (right)

## Special housing needs

- Data: point-in-time counts (PIT), HMIS, and others
- Engage stakeholder groups in focus group meetings

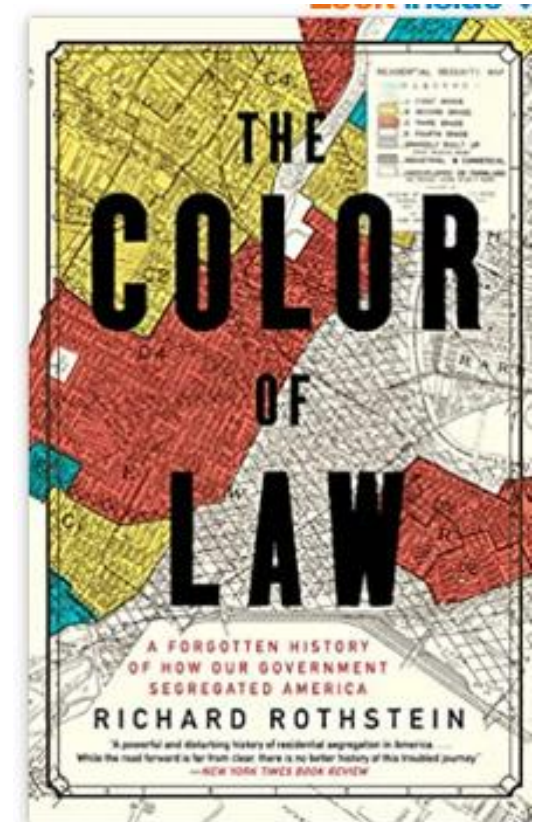
Housing Units by Income Band	Area Median Income (AMI)
Emergency housing/shelters	Group quarters
Extremely low:	0-30% AMI, including some PSH*
Very low	31-50%
Low	51-80%
Moderate	81-120%
Other	Above 120%

*\*PSH = permanent supportive housing*

# HB 1220: More changes...

## Disparate impacts, displacement and exclusion

- **Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing:**
  - Zoning that may have a discriminatory effect
  - Areas of disinvestment and infrastructure availability
- **Begin to undo racially disparate impacts, displacement, and exclusion in housing**
- **Identify areas at higher risk of displacement and establish anti-displacement policies including:**
  - Preservation of historic and cultural communities
  - Investments in housing for lower income segments
  - Equitable development initiatives and land disposition policies
  - Inclusionary zoning and community planning requirements
  - Tenant protections





# Timeline for New Guidance on HB 1220

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Jan – Aug 2022	Methodology for projecting countywide housing needs by income, including special housing needs
Jan – June 2022	Methodology for disaggregating projected housing needs
March – Aug 2022	Develop guidance for racially disparate impacts, displacement, and exclusion
August/Sept 2022	Open house on racially disparate impacts and draft recommendations
June – Nov 2022	Policy guidance to review zoning and incentives to achieve housing needs
Dec 2022	Projections of housing needs by income band and special housing needs ( <i>once Office of Financial Management (OFM) data is released</i> )
Oct 2022 - Feb 2023	Training webinars – (Housing Element update)

# GMS checklist for housing

## Comprehensive plan update

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### IN HOUSING ELEMENT

- New housing numbers from Commerce
- Updated policies
- Land use and infrastructure changes to support housing ( in other elements)

### APPENDIX

- Racial equity analysis
- Displacement analysis
- Document barriers
- Housing needs assessment
- Land capacity analysis

## Development Regulations

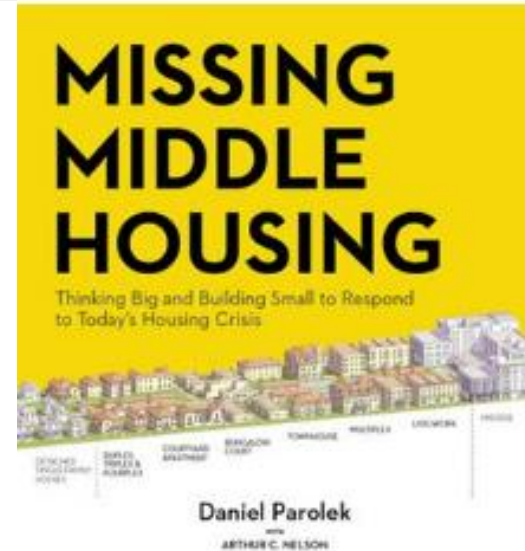
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- New definitions (RCW 36.70A.030)
- Allow shelters, permanent supportive housing (PSH) & transitional housing.
- Parking (RCW 36.70A.620 and 698)
- # of unrelated occupants
- Still must treat manufactured homes, group homes and persons with handicaps the same as standard housing
- ADUs (New guidance coming)
- Optional new tools, MFTE, funding options, etc. in addition to RCW 36.70A.540
- No GMHB or SEPA appeals on regulations related to housing. SB 5818 (2022)

# NEW: Middle Housing Grant Program

- Grants of up to \$100,000
- Must conduct racial equity analysis component of housing element
- Must consider middle housing types on 30% of lots

“Middle housing types” include duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, courtyard apartments, cottage housing, and stacked flats.



Duplex



Fourplex



Courtyard Apartments



Cottage Housing



Townhouses

# Housing Resources

- **Current housing guidance:**
  - Housing Needs Assessments
  - Housing Action Plans
- **Coming this fall:**
  - Updated housing element guidance
  - Webinars on housing element updates (PSRC and Commerce)
  - Projections of housing need from Commerce
  - Updated ADU guidance

## Planning for Housing



### Jump to

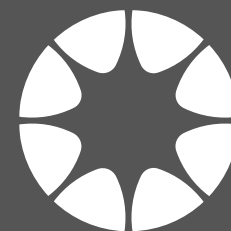
[Updating GMA Housing Elements \(HB 1220\)](#)

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

[Housing EZView website](#)

[www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-housing/](http://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-housing/)

# Q & A



Washington State  
Department of  
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[www.commerce.wa.gov](http://www.commerce.wa.gov)



## Thank you!

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**Stay tuned! Deeper dive workshops coming summer & fall 2022**

### Commerce Resources

[Regional Assistance Team](#)

[Growth Management webpage](#)

[Periodic Update webpage](#)

[Housing webpage](#)

[Growth Management Grants](#)

[Climate Program](#)

[PlanView submittal system](#)