



King County

Dow Constantine

King County Executive

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May 10, 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 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, which 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.

Concurrently in 2021, the Washington State Legislature adopted 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 proposed legislation establishes countywide and jurisdictional housing need

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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. The proposed legislation 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 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 any questions, please contact Lauren Smith, Director for Regional Planning, Office of Performance, Strategy, and Budget, at 206-263-9306.

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