

**4B**

8/26/25

Mosqueda – Housing Impacts

[E. Auzins]

Sponsor: Mosqueda

Proposed No.: 2025-0127

1 **AMENDMENT TO PROPOSED ORDINANCE 2025-0127, VERSION 2**

2 On page 6, after line 109, insert:

3 "SECTION 3. Ordinance 11621, Section 90, as amended, and K.C.C. 21A.28.154  
4 are hereby amended as follows:

5 A. There is hereby created the school technical review committee consisting of  
6 the following representatives:

7 1. One from the department of local services;

8 2. One from the regional planning unit of the office of performance, strategy,  
9 and budget; (~~and~~)

10 3. One from the housing, homelessness, and community development division of  
11 the department of community and human services; and

12 4. One from the county council staff, as a(~~n~~) nonvoting ex officio member.

13 B. The representative from the department of local services shall serve as the  
14 chair of the committee.

15 C. The committee shall be charged with reviewing each school district's: capital  
16 facilities plan; enrollment projections; standard of service; overall capacity for the next  
17 six years to ensure consistency with the Growth Management Act, King County  
18 Comprehensive Plan, and adopted subarea plans; (~~and~~) calculation and rationale for

19 proposed impact fees; and evaluation of potential impacts of the proposed impact fee on  
20 housing production.

21 D. Committee meetings shall be open to the public. The chair of the committee  
22 shall post on the county's website a public notice of the time and place of a committee  
23 meeting least two weeks in advance of the meeting. Materials submitted under K.C.C.  
24 21A.28.152.A. shall be posted on the county's website at the same time as the meeting  
25 notice.

26 E. At the meeting where the committee will review or act upon the school  
27 district's documents, school district representatives may attend and present testimony to  
28 the committee.

29 F. In its review, the committee shall consider the following factors:

30 1. Whether the school district's forecasting system for enrollment projections  
31 has been demonstrated to be reliable and reasonable;

32 2. The historic levels of funding and voter support for bond issues in the school  
33 district;

34 3. The inability of the school district to obtain the anticipated state funding or to  
35 receive voter approval for school district bond issues;

36 4. An emergency or emergencies in the school district that required the closing  
37 of a school facility or facilities resulting in a sudden and unanticipated decline in  
38 districtwide capacity;

39 5. The standards of service set by school districts in similar types of  
40 communities. While community differences will be allowed, the standard established by

the school district should be reasonably consistent with the standards set by other school districts in communities of similar socioeconomic profile; ~~((and))~~

6. The standards identified by the state concerning the ratios of certificated instructional staff to students; and

7. The potential impacts of the proposed impact fee on housing production within the school district.

G. In the event that the school district's standard of service reveals a deficiency in its current facilities, the committee shall review the school district's capital facilities plan to determine whether the school district has identified all sources of funding necessary to achieve the standard of service.

H. The school district in developing the financing plan component of the capital facilities plan shall plan on a six-year horizon and shall document that it took the following steps:

1. Establish a six-year financing plan, and propose the necessary bond issues and levies required by and consistent with that plan and as approved by the school board and consistent with RCW 28A.53.020, 84.52.052 and 84.52.056, as amended; and

2. Apply to the state for funding, and comply with the state requirement for eligibility to the best of the school district's ability.

I. The committee may request that a school district review and resubmit its capital facilities plan, establish a different standard of service, or review its capacity for accommodating new students, or any combination thereof, under any of the following circumstances:

63           1. The standard of service established by the school district is not reasonable in  
64 light of the factors in subsection F. of this section;

65           2. The committee finds that the school district's standard of service cannot  
66 reasonably be achieved in light of the secured financial commitments and the historic  
67 levels of support in the school district; or

68           3. Any other basis that is consistent with this section.

69           J. If a school district fails to submit its capital facilities plan for review by the  
70 committee, King County shall assume the school district has adequate capacity to  
71 accommodate growth for the following six years.

72           K. The chair of the committee shall document the outcome of the committee  
73 meeting each school district's capital facility plan and associated proposed impact fees in  
74 a report. The report shall include analysis consistent with subsections F. through J. of  
75 this section((;)) and the evaluation by each school district of the potential impact of the  
76 proposed impact fee on housing production within the school district required by  
77 subsection C. of this section. The chair of the committee shall submit copies of its report  
78 to the director, hearing examiner, and school districts and shall post the report on the  
79 county's website.

80           L. In accordance with K.C.C. 20.18.060 and 20.18.070 and based on committee  
81 input, the chair of the committee shall recommend to the executive, and the executive  
82 shall transmit to the council, a proposed Comprehensive Plan amendment adopting the  
83 school district's capital facilities plan as part of the Comprehensive Plan, for any plan that  
84 the committee concludes accurately reflects the school district's facilities status. The  
85 transmittal shall include the report required by subsection K. of this section.

86 M. In the event that after reviewing a school district's capital facilities plan and  
87 other documents, the committee is unable to recommend adoption of the school district's  
88 capital facilities plan, the chair of the committee shall submit a statement to the council,  
89 director, hearing examiner, and school district stating the committee's findings. The  
90 committee shall then recommend to the executive, and the executive shall transmit to the  
91 council, consistent with the school capital facility plan timelines established in K.C.C.  
92 20.18.060 and 20.18.070, either proposed amendments to the land use element of the  
93 King County Comprehensive Plan or proposed amendments to the development  
94 regulations implementing the plan, or both, to more closely conform county land use  
95 plans and school district capital facilities plans, including, but not limited to, requiring  
96 mandatory phasing of plats or multiunit development located within the school district's  
97 boundary."

98  
99 Renumber the remaining sections consecutively and correct any internal references  
100 accordingly.

101  
102 On page 16, after line 271, insert:

103 "SECTION 9. The school technical review committee, in consultation with the  
104 school districts, shall develop, implement, and modify as necessary, the criteria for  
105 evaluation of the impacts of school impact fees on housing production that is included in  
106 this ordinance. The evaluation could model feasibility of projects of various types based  
107 on various school impact fee amounts."

109 Renumber the remaining sections consecutively and correct any internal references  
110 accordingly.

111

112 **EFFECT prepared by E. Auzins:**

- 113 • *Adds a staff person from the housing, homelessness, and community*  
114 *development division to the school technical review committee.*
- 115 • *Corrects an error in the description of council staff position.*
- 116 • *Requires the school district to analyze the impact of a proposed school impact*  
117 *fee on housing production in the school district, and requires the report to the*  
118 *Council that accompanies each school impact fee ordinance to evaluate the*  
119 *district's analysis. Requires the school technical review committee to establish*  
120 *criteria for this evaluation.*