



Comprehensive Plan Periodic Review

Housing Work Group (HWG) Draft Housing Element

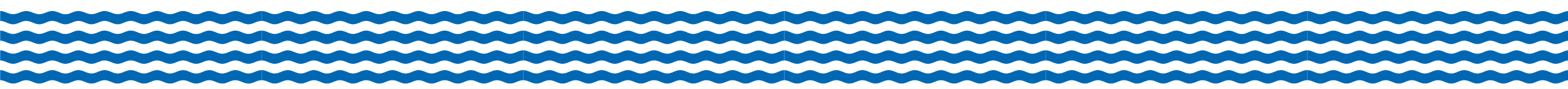
PCB 24-05 | March 20, 2024

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Community Planning and Development

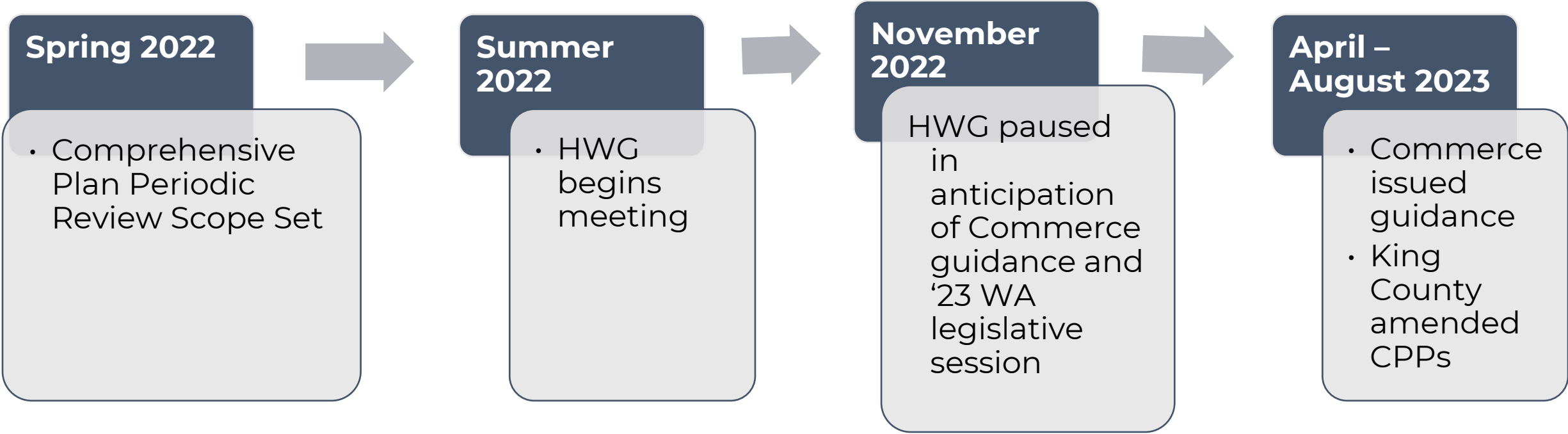


Agenda

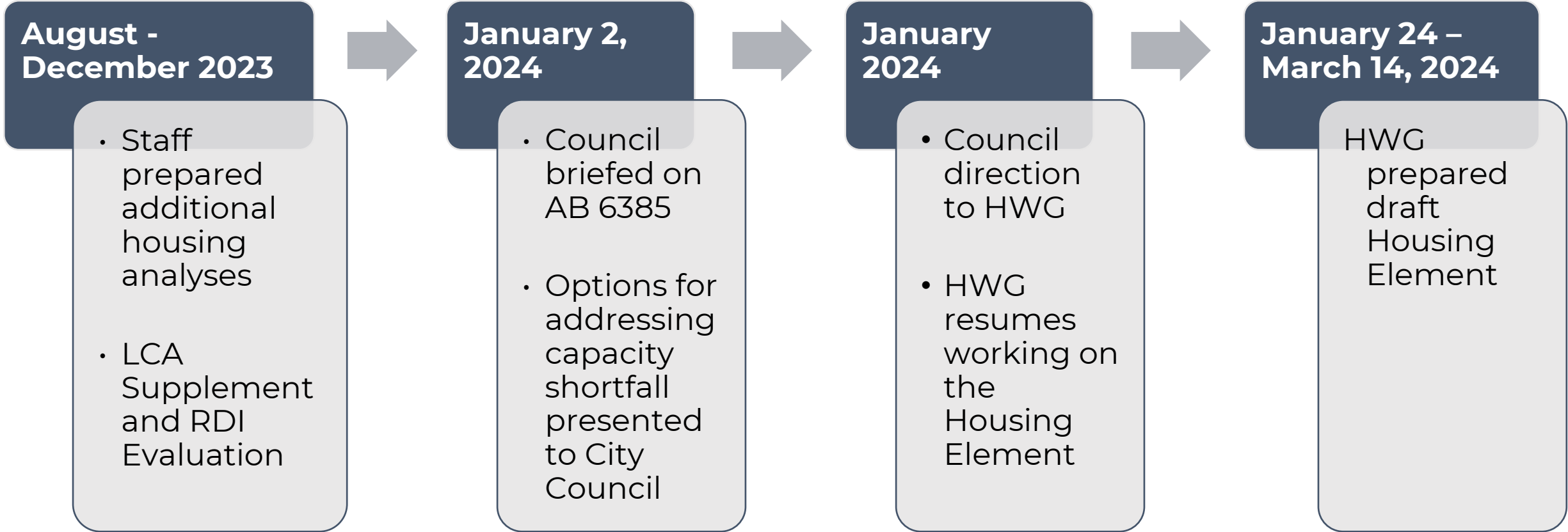
- Background
- Housing Element Requirements
- Remaining Process and Schedule



Project History

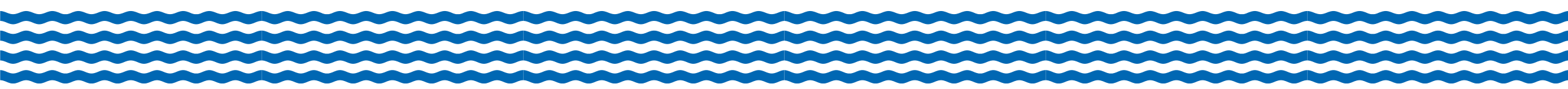


Project History



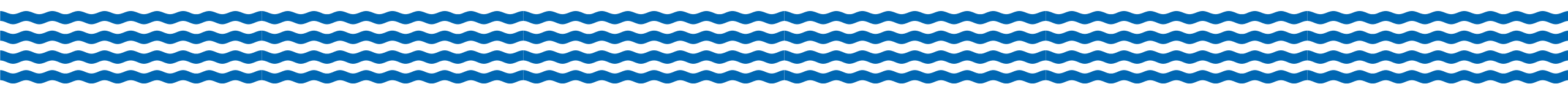
Housing Work Group (HWG)

- Joint Planning Commission (PC) and City Council (CC) subcommittee.
- The HWG was created under the Comprehensive Plan scope of work to prepare a draft Housing Element.
- Members selected from the PC and CC:
 - Three CC members: Wendy Weiker, Craig Reynolds, Salim Nice
 - Two PC members: Kate Akyuz, Carolyn Boatsman



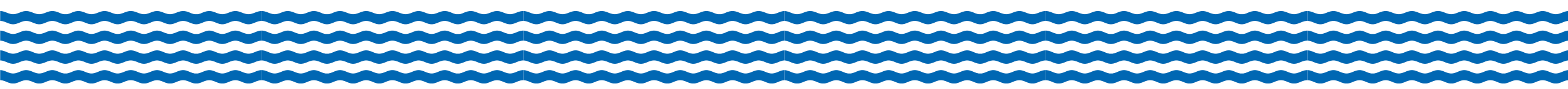
HWG Draft Housing Element (Exhibit 1)

- HWG prepared the draft over the course of five meetings from January to mid-March.
- In preparing this draft, the HWG focused on crafting policy to satisfy the requirements.
- The HWG Draft Housing Element meets at least the minimum necessary for each requirement.
- On March 14, the HWG unanimously voted to recommend the HWG draft Housing Element.



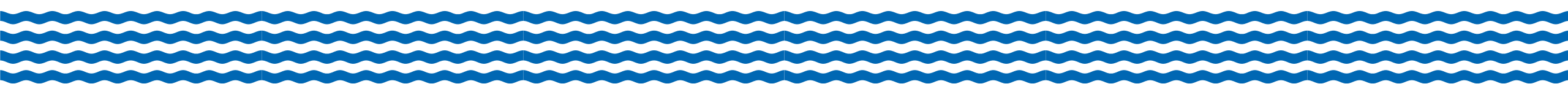
HWG Methodology

- **Step 1:** Briefing on reports, GMA requirements, and City Council Direction
- **Step 2:** Survey to identify HWG preferred policy approaches to satisfy requirements
- **Step 3:** Review of preliminary draft with preferred policy approaches and policies to address minimum requirements
- **Step 4:** Refine drafts and arrive at a recommendation



Housing Planning Framework

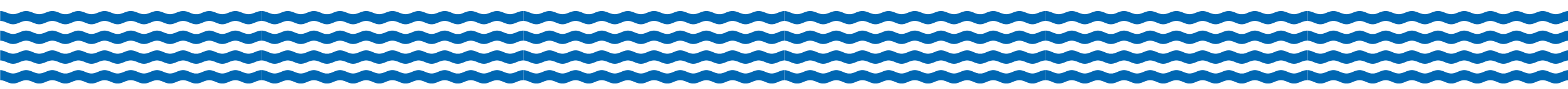
- The Housing Element has some of the most complex requirements under the Growth Management Act (GMA).
- Requirements are set in state law, regional plans, and Countywide Planning Policies.
- Exhibit 3 summarizes the State, regional, and countywide requirements that local housing elements must satisfy.



Requirement Notation

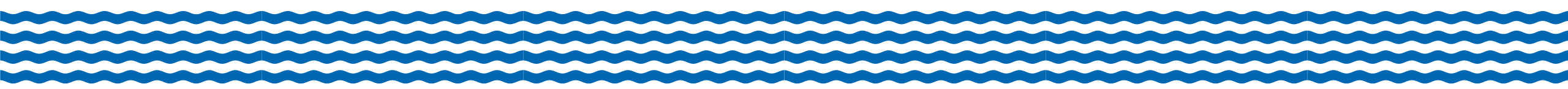
- The HWG Draft Housing Element includes notation in brackets to note the connections between the draft with the minimum requirements in the Housing Planning Framework (Exhibit 3)
- For example, proposed Policy 1.5 looks like this:

“1.5 Take actions to promote healthy and safe homes. [CPP-18]”
- The notation at the end [CPP-18] means this proposed policy is directed at the requirement CPP-18 from the Housing Planning Framework.



Land Use Element Consistency Amendments (Exhibit 2)

- Changes in the HWG draft of the Housing Element necessitated amendments to the Land Use Element goals and policies to maintain consistency.
- The RDI Evaluation highlighted several Land Use policies for review.
- Strikeout/underline shows changes from last PC draft of Land Use Element.
- Additive to previous PC work on Land Use Element
- The HWG recommended the proposed amendments.



Land Use Element Consistency Amendments (Exhibit 2)

Green – Substantive Changes

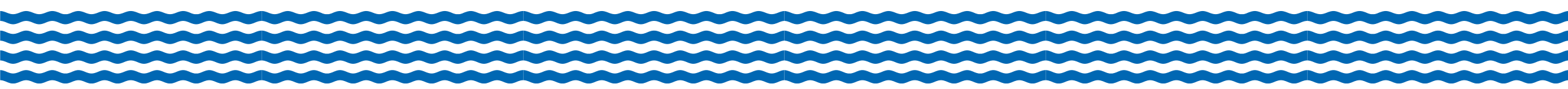
Goal 15, Policies 15.2, 15.3, 15.5, and Goal 17

Blue – Implementation Policies

Implementation Policies under Goal 29.

Yellow – Minor consistency amendments

Goal 16, Policies 15.1, 15.4, 16.1, 16.5, 16.6, and 17.3.

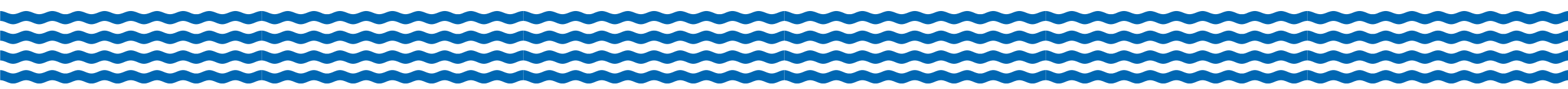


Questions?



Schedule and Next Steps

March 25	Comments on the HWG Draft Housing Element are due
March 27	PC to review comments on the HWG Draft Housing Element
April 10	Conclude review of the HWG Draft Housing Element
Target: PC must complete review of the HWG Draft Housing Element by April 17	



Additional Reference



Recent Housing Bills

1220 – Affordable Housing Enacted in 2021

- Requires planning for affordable housing
- Cities must address racially disparate impacts
- Commerce Guidance issued between April and August 2023

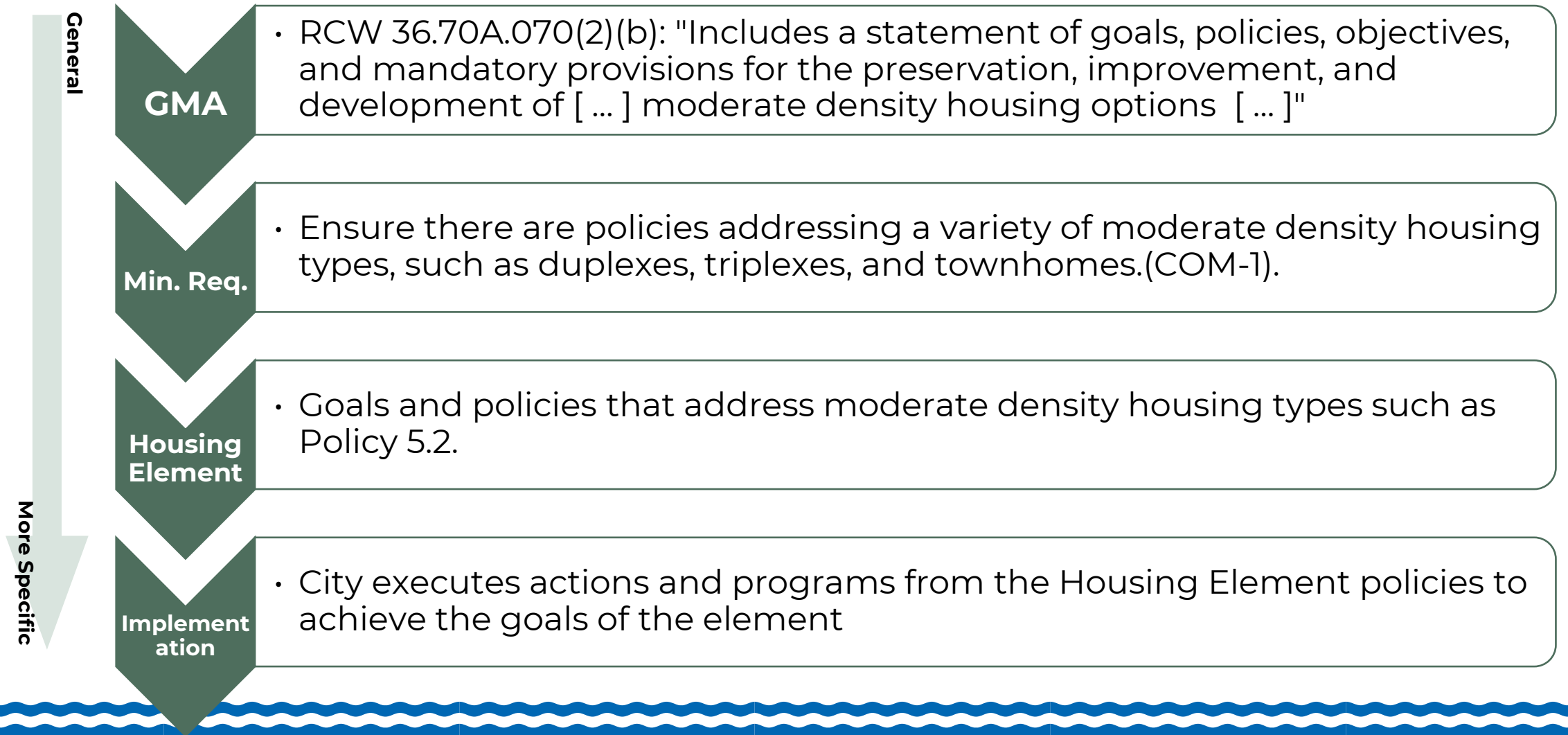
1110 – Middle Housing Enacted in 2023

- Requires cities to allow middle housing
- Will require some policies directed at moderate density
- Primarily requires development code amendments

1337 – ADUs Enacted in 2023

- Changes how cities can regulate ADUs
- Some ADU policy amendments will be needed
- Primarily requires development code amendments

Addressing Requirements



Sources for Minimum Requirements

- **State** – GMA and Commerce Checklist
 - Checklist updated in November 2023
 - **Regional** – Puget Sound Regional Council (PSRC) Vision 2050 Consistency Tool
 - Help cities review local plans for consistency with multicounty planning policies (MPPs)
 - **County** – King County Countywide Planning Policies (CPPs)
 - Coordinates planning among cities in King County as required by GMA ([RCW 36.70A.100](#))
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