



**BUSINESS OF THE CITY COUNCIL
CITY OF MERCER ISLAND**

**AB 6355
October 17, 2023
Regular Business**

AGENDA BILL INFORMATION

TITLE:	AB 6355: Ratification of King County Ordinance No. 19660 – an Amendment to the 2021 King County Countywide Planning Policies (CPPs)	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Resolution
RECOMMENDED ACTION:	Approve Resolution No. 1651 Ratifying Amendments to the King County Countywide Planning Policies.	

DEPARTMENT:	Community Planning and Development
STAFF:	Jeff Thomas, Community Planning and Development Director Alison Van Gorp, Community Planning and Development Deputy Director
COUNCIL LIAISON:	n/a
EXHIBITS:	1. Transmittal Letter from King County, dated September 1, 2023 2. Resolution No. 1651
CITY COUNCIL PRIORITY:	n/a

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUIRED	\$ n/a

EXECUTIVE SUMMARY

The purpose of this agenda bill is to consider ratifying amendments to the King County Countywide Planning Policies (CPPs).

- The CPP amendments, adopted by King County [Ordinance No. 19660](#) on August 15, 2023, establish the housing need allocations approved earlier this year by the Growth Management Planning Council (GMPC) as well as an accountability and monitoring framework.
- The housing needs identified for Mercer Island will be incorporated in the periodic update of the Comprehensive Plan. Mercer Island must plan for and accommodate these housing needs, both new permanent units by income bracket as well as new emergency units over the course of the 20-year planning horizon.
- Mercer Island will also need to report to King County and the Department of Commerce on progress towards planning for and accommodating these housing needs 5 years after the periodic update is adopted.
- Any amendment of the King County Countywide Planning Policies must be ratified by at least 30% of the cities in the County, representing at least 70% of the population.

BACKGROUND

Countywide planning policies are required for counties planning under the Growth Management Act (GMA). The purpose of King County Countywide Planning Policies (CPPs) is to coordinate growth planning between county and city governments. This is accomplished by establishing growth targets for the number of dwelling units and jobs that cities and counties must plan for in their comprehensive plans. Setting growth targets at the county level ensures that jurisdictions within the county are using consistent assumptions about growth through the 20-year planning period. In King County, the Growth Management Planning Council (GMPC) was formed by interlocal agreement to create a formal body tasked with coordinating the county and its cities to work together to adopt the CPPs.

In 2021, the CPPs were comprehensively reviewed and updated to center social equity and health outcomes, integrate regional policy and legislative changes, implement VISION 2050, and provide clear, actionable direction for comprehensive plan updates. As part of the 2021 CPP amendments, the 2044 growth targets were established for all cities in King County except for the City of Sammamish, which required additional analysis before its growth targets could be finalized. The King County Council amended the CPPs again in late 2022, to set the growth targets for the City of Sammamish.

Also in 2021, the Washington State Legislature passed House Bill 1220 ([HB 1220](#)), which substantively amended the GMA to require jurisdictions to plan for and accommodate housing needs as part of their comprehensive plans. The legislature also passed House Bill 1241 ([HB 1241](#)), which moved the periodic update deadline for Puget Sound jurisdictions to December 31, 2024 and changed the timeline for periodic updates from every eight years to every 10 years. HB 1241 also requires both King County and the City to report to the Washington State Department of Commerce (Commerce) on progress towards achieving housing affordability and availability five years after the periodic update to the Comprehensive Plan is adopted (and every ten years thereafter).

Following the adoption of this legislation, the GMPC was tasked with establishing the housing needs, for both new permanent units by income bracket as well as new emergency units for King County jurisdictions as required by HB 1220. In early 2023, Commerce provided estimates of existing and future housing needs at the county level, as well as guidance for local governments on how counties, cities, and towns should work together to allocate the housing need to jurisdictions. In accordance with this direction, the GMPC developed three different methods for allocating housing need to county jurisdictions. Substantial outreach was done to get feedback on the allocation options and earlier this year, the GMPC made a recommendation to the King County Council on the final allocation, as well as additional updates to the CPPs to align with the requirements of HB 1220 and HB 1241.

On August 15, 2023, the King County Council took action to approve the recommendations of the GMPC by adopting [Ordinance No. 19660](#) and amending the CPPs. The CPP amendments establish countywide and jurisdictional housing needs and establish an accountability and monitoring framework to track progress towards planning for and accommodating housing needs.

ISSUE/DISCUSSION

Affordable Housing Need Allocation

The CPP amendments establish countywide and jurisdictional housing need consistent with the requirements of HB 1220 as well as data and guidance provided by Commerce and in alignment with the housing growth projections in the Puget Sound Regional Council's [VISION 2050](#) strategy. Housing need is identified by income

segment for each King County jurisdiction, including Mercer Island. In addition, needs for permanent supportive housing (PSH) and emergency shelter are also identified.

The identified jurisdictional housing needs lay the groundwork for each jurisdiction to plan for and accommodate housing need as a part of the comprehensive planning periodic update process. The CPP amendments identify the following housing needs for Mercer Island, broken down by income bracket (shown as a percentage of the Area Medium Income):

Net New Permanent Housing Units Needed by Income Bracket (% AMI), 2019-2044								Net New Emergency Housing Needed
Total	0 to ≤30%		>30 to ≤50%	>50 to ≤80%	>80 to ≤100%	>100 to ≤120%	>120%	
	Non- PSH	PSH						
1,239	339	178	202	488	4	5	23	237

Accountability and Monitoring

The amendments to the CPPs also establish a three-part accountability framework for monitoring progress toward addressing housing need across King County. The accountability framework is responsive to the requirements of [HB 1241](#), which requires both King County and the City to report to Commerce on progress towards achieving housing affordability and availability five years after the Comprehensive Plan is adopted. The framework is summarized below.

1. *Review Plans.* Before the adoption of a periodic update to a comprehensive plan, King County will review draft plans for alignment with the CPP Housing Chapter. This would occur every 10 years, starting in 2024.
2. *Monitor and Report.* After comprehensive plan adoption, King County will measure jurisdictional progress to plan for and accommodate affordable housing needs in a dashboard using standardized benchmarks, a comparative standard, and housing data trends. This would occur annually, starting in 2024.
3. *Mid-Cycle Check-in and Adjustment.* Five years after comprehensive plan adoption, the GMPC would review the information collected through annual monitoring and reporting. Based on this analysis, the GMPC would identify jurisdictions with significant shortfalls in planning for and accommodating housing needs, provide findings that describe the nature of shortfalls and may make recommendations that jurisdictions take action to address them. Jurisdictions with significant shortfalls in planning for and accommodating would need to then identify and implement actions to address the shortfalls. This would occur every 10 years, starting in 2029.

Ratification Process

The amendments to the CPPs become effective once they are ratified by 30 percent of cities representing 70 percent of the population in the County. A city will be deemed to have ratified the CPP and amendments unless the city takes legislative action to disapprove the amendments. Cities have 90 days to ratify or take action to disapprove the amendments. The City was notified of the amendments to the CPPs on September 1, 2023 (Exhibit 1). November 30, 2023 is the ratification deadline for the amended CPPs. Approving Resolution No. 1651 will ratify the amended CPPs (Exhibit 2).

NEXT STEPS

The amended CPPs will become effective when ratified by 30 percent of cities representing 70 percent of the population in the County, likely on or before November 30, 2023. The City must plan to accommodate Mercer Island's housing needs as a part of the periodic update of the Comprehensive Plan. Work to prepare amendments to the Housing Element, including amendments specific to accommodating housing need, is set to begin in early 2024. The Comprehensive Plan update must be adopted by December 31, 2024.

RECOMMENDED ACTION

Approve Resolution No. 1651 ratifying amendments to the King County Countywide Planning Policies.