

The GMA Periodic Update, new Housing Element Requirements, and Middle Housing

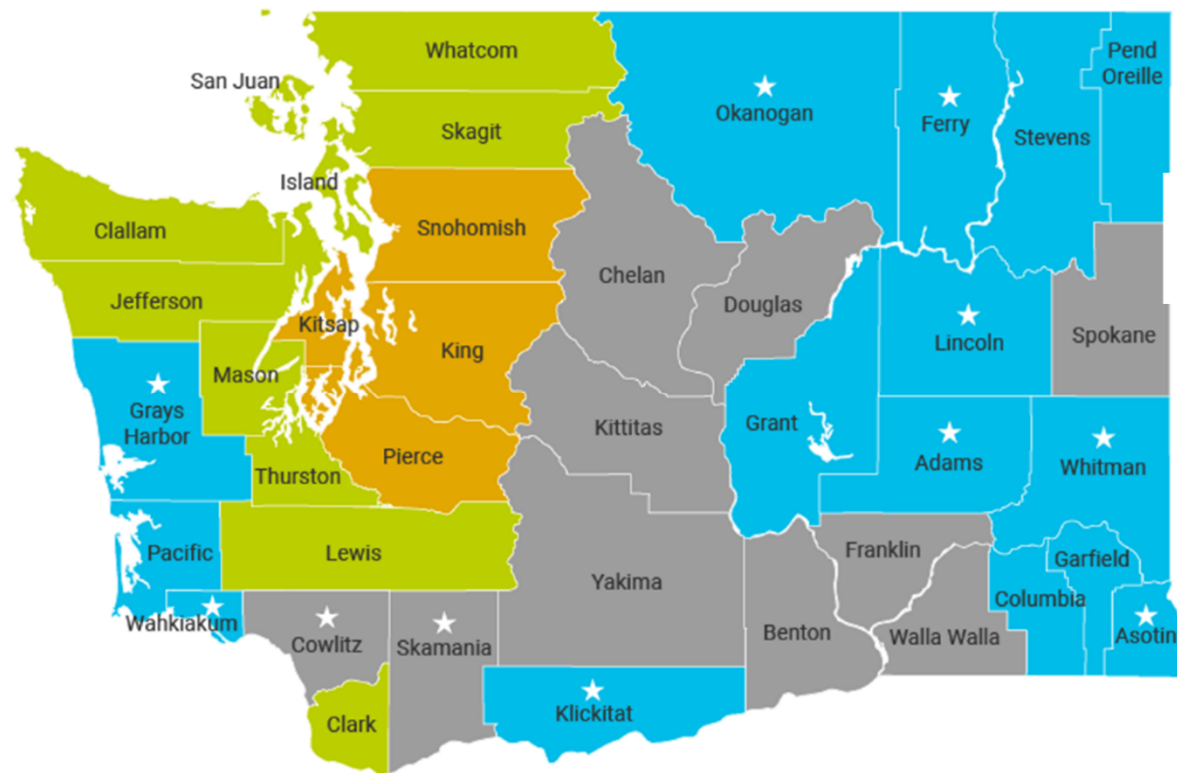
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Washington State
Department of
Commerce

Growth Management Act (GMA) requires that comprehensive plans and development regulations be updated every 10 years



2024 Due December 31st **2025** Due June 30th

2026 Due June 30th **2027** Due June 30th

★ Starred counties are partially planning

House Bill 1220 (HB 1220)

Changed GMA housing goal:

“Plan for and accommodate ~~encourage the availability of affordable housing~~ **affordable** to all economic segments.” RCW 36.70A.020(4)

HB 1220:

Also changed RCW 36.70A.070 (2): The Housing Element

- Identify sufficient capacity of land for identified housing needs, including the number of units and types provided by Commerce
- Within urban growth areas (UGAs), **provide moderate density housing options (such as townhomes, duplexes, and triplexes)**
- Make adequate provisions for housing needs for all economic segments, with consideration for:
 - Low, very low, extremely low, and moderate-income households
 - Housing locations in relation to employment locations
 - Role of accessory dwelling units (ADUs)

HB 1220: More changes...

Disparate impacts, displacement and exclusion

- Identify local policies and regulations (including zoning, disinvestment, and infrastructure availability) that result in racially disparate impacts, displacement, and exclusion in housing
- Begin to **undo** these impacts through policies and regulations
- Identify areas at higher risk of displacement and establish anti-displacement policies

Multi- and countywide planning policies are to guide local plans

PSRC countywide planning policy excerpts for housing:

- Achieve and sustain...a sufficient supply of housing to meet the needs of low-income, moderate-income, middle-income, and special needs individuals and households...
- Promote home ownership opportunities for low-income, moderate-income, and middle-income families and individuals, while also recognizing historic inequities...

King County countywide planning policy excerpts for housing:

- Identify sufficient land for housing (for all income levels and types of needs)...including within urban growth areas, for duplexes, triplexes, and townhomes.
- Increase housing choices for everyone...
- Expand the range and supply of housing types...

King County Area in 2021

- Area median household annual income: \$110,556
- 30% = approximate \$33,167
- 50% = approximate \$55,225
- 80% = approximate \$88,445
- 120%=approximate 132,667
- More and different types of housing will be needed.
- Housing for people with incomes below 50% AMI may only be possible with subsidies (from governments or non-profits).
 - City's role is to allow or encourage it, not necessarily to build it.
- Some types of market-rate housing may be able to serve households with incomes at moderate and higher incomes.

Commerce has projected housing needs

1 million more homes needed statewide over next 20 years



Table 2: Projected Countywide Housing Needs Based on User Inputs

King County

Population Target = 2,826,168

	Affordability Level (% of Area Median Income)								Emergency Housing/Shelter Beds
	Total	0-30%		30-50%	50-80%	80-100%	100-120%	120%+	
		Non-PSH	PSH						
Total Future Housing Needed (2044)	1,269,628	112,927	54,994	139,725	176,906	195,358	135,408	454,310	63,318
Estimated Housing Supply (2020)*	960,951	32,115	6,266	91,505	155,214	181,009	119,133	375,709	5,991
Net New Housing Needed (2020-2044)	308,677	80,813	48,728	48,220	21,692	14,349	16,274	78,601	57,327

Note: an updated table is due March 2023

Table H-1: King County Countywide and Jurisdictional Housing Needs 2019-2044

Countywide <u>Net New</u> Permanent Housing <u>Needs by Income Level (% of Area Median Income)</u> Units Needed, <u>2019-2044⁵</u>									Countywide <u>Net New</u> <u>Emergency</u> <u>Housing</u> <u>Needs⁶</u>
	<u>Total</u>	<u>0-30%</u> <u>Non-PSH</u>	<u>PSH</u>	<u>>30-50%</u>	<u>>50-80%</u>	<u>>80-100%</u>	<u>>100-120%</u>	<u>>120%</u>	
<u>Countywide Baseline</u>									
<u>Pacific</u>	136 135	22 22	14	4	6	12	13	64	25
<u>Sammamish</u>	2,117 2,100	926 918	558 554	411 408	222 220	:	:	:	390
<u>Skykomish</u>	9 10	1	1	:	1 2	1	1	4	2
<u>Snoqualmie</u>	1,500	467	282	232	77	58	66	318	279
<u>Yarrow Point</u>	9 10	3	2	3	1 2	:	:	:	2

Snoqualmie is one of thirty grantee cities in this region who have agreed to consider middle housing as a component of their plan and regulations



So, what is middle housing and why is it sometimes called “missing middle”?

Middle housing is house-scale attached, stacked, or clustered homes

- Approval or denial is based on locally adopted objective design standards that mirror form, scale, and character of detached houses
- Standards may establish roof height and shape, façade dimensions, window and door treatments, lot width and depth, and orientation of building to the sidewalk, street, or alley
- Design and development standards increase predictability for city administrator, permit applicant and neighbors because everyone knows what the rules are before any application is made



Middle housing has been a relatively small % of new units

King County and its cities

Net change in units
per structure
2011-2018

Source: [Puget Sound
Regional Council
Residential Building
Permits Survey](#)

Year	SF	MF 1 - 2	MF 3 - 4	MF 5 - 9	MF 10 -19	MF 20 -49	MF 50+
2011	2,050	228	109	118	35	305	4,010
2012	2,757	319	254	248	121	389	8,104
2013	3,154	493	223	302	124	555	7,633
2014	2,613	626	291	318	174	1,614	8,149
2015	2,531	655	554	486	423	1,395	12,375
2016	2,744	656	394	434	534	1,765	9,627
2017	2,100	1,000	632	616	522	1,358	9,868
2018	2,011	695	607	985	141	726	11,204
2018	14%	13%				73%	

2022

Joint Housing Opinion Survey



Puget Sound Regional Council



Washington State
Department of
Commerce

Housing costs and homelessness are the top two issues throughout Washington state

78% say they want more housing options for seniors, teachers, firefighters, childcare workers, and health care workers

74% prefer most new housing to be in walkable neighborhoods

64% agree that their community needs more diverse and affordable types of housing



77% say rents are too high

75% say it costs too much to buy a home

83% say more reasonably priced housing is needed in their communities



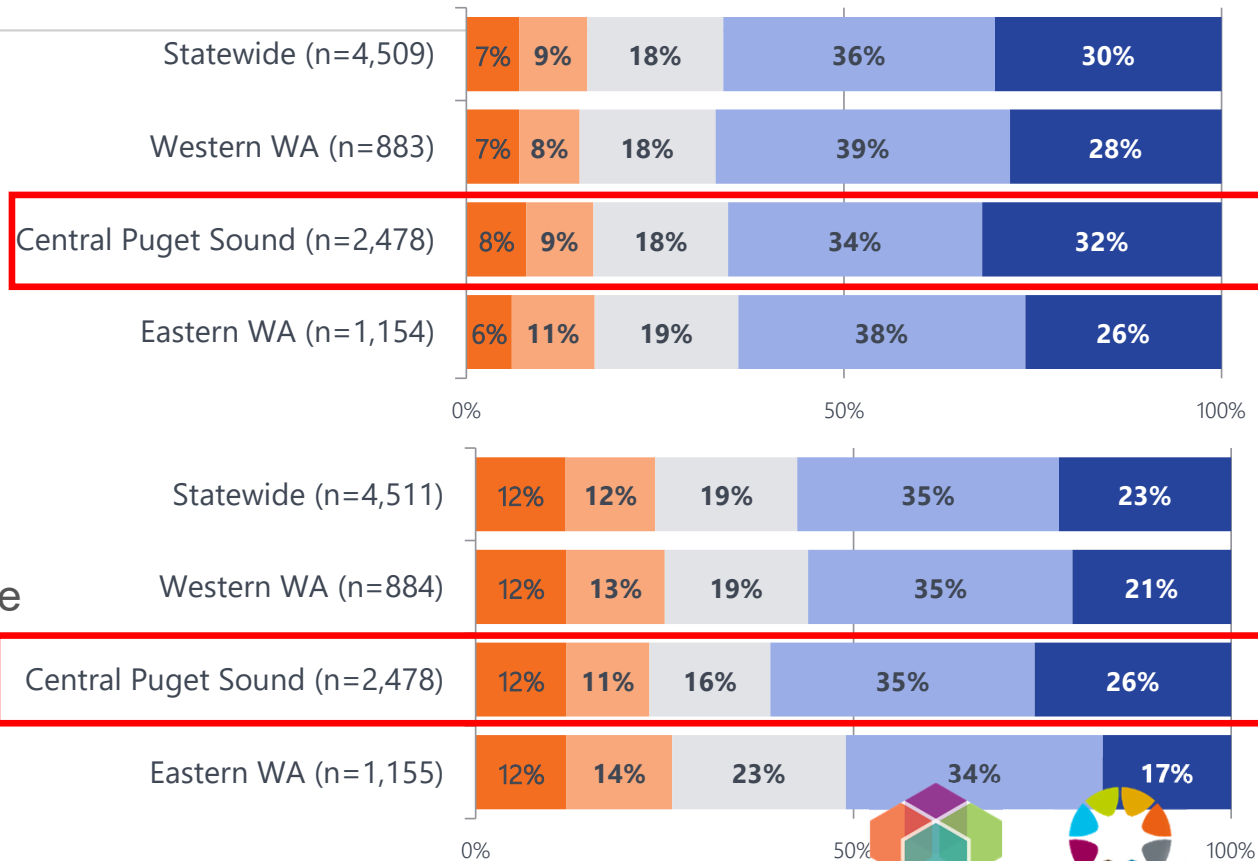
Strong Statewide Support for More Diverse Housing

Communities need more diverse & affordable housing types, such as duplexes, cottages, courtyard apartments, townhomes and mixed developments.

66% Agree

Multi-family housing, like triplexes, should be allowed in single-family zones when all standards of the zone are met, such as heights, setbacks, and parking.

58% Agree



Government Should Address Urgent Need to Tackle Housing Supply

Residents want government to do more

83% say government agencies should work together to address the need for housing

64% say government agencies should do more to provide housing not being delivered by the market



Upcoming Assistance available from Commerce

- Accessory dwellings guidance
- Land capacity guidance
- Guidance to reduce disparate impacts
- Guidance to plan for housing by income brackets
- **Middle housing toolkit of housing types & menu of standards that a city may choose to adopt as part of the 2024 update**



Commerce online resources

Main Housing Web Page (picture at right)

<https://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-housing/>

Middle Housing Web Page

[Planning for Middle Housing - Washington State Department of Commerce](#)

Growth Management: Periodic Updates Web Page

[Growth Management Periodic Updates - Washington State Department of Commerce](#)

Planning for Housing



Jump to

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

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

[Housing EZView website](#)

Questions?

<https://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-housing/>

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Thanks for your work to help your community plan for a healthy and equitable future!



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