

Setting up for Success

Getting your Periodic Update Started Right

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Washington State
Department of
Commerce

We strengthen communities



HOUSING AND HOMELESSNESS



INFRASTRUCTURE AND BROADBAND



SMALL BUSINESS ASSISTANCE



ENERGY



PLANNING AND TECH ASSISTANCE



COMMUNITY SERVICES AND FACILITIES



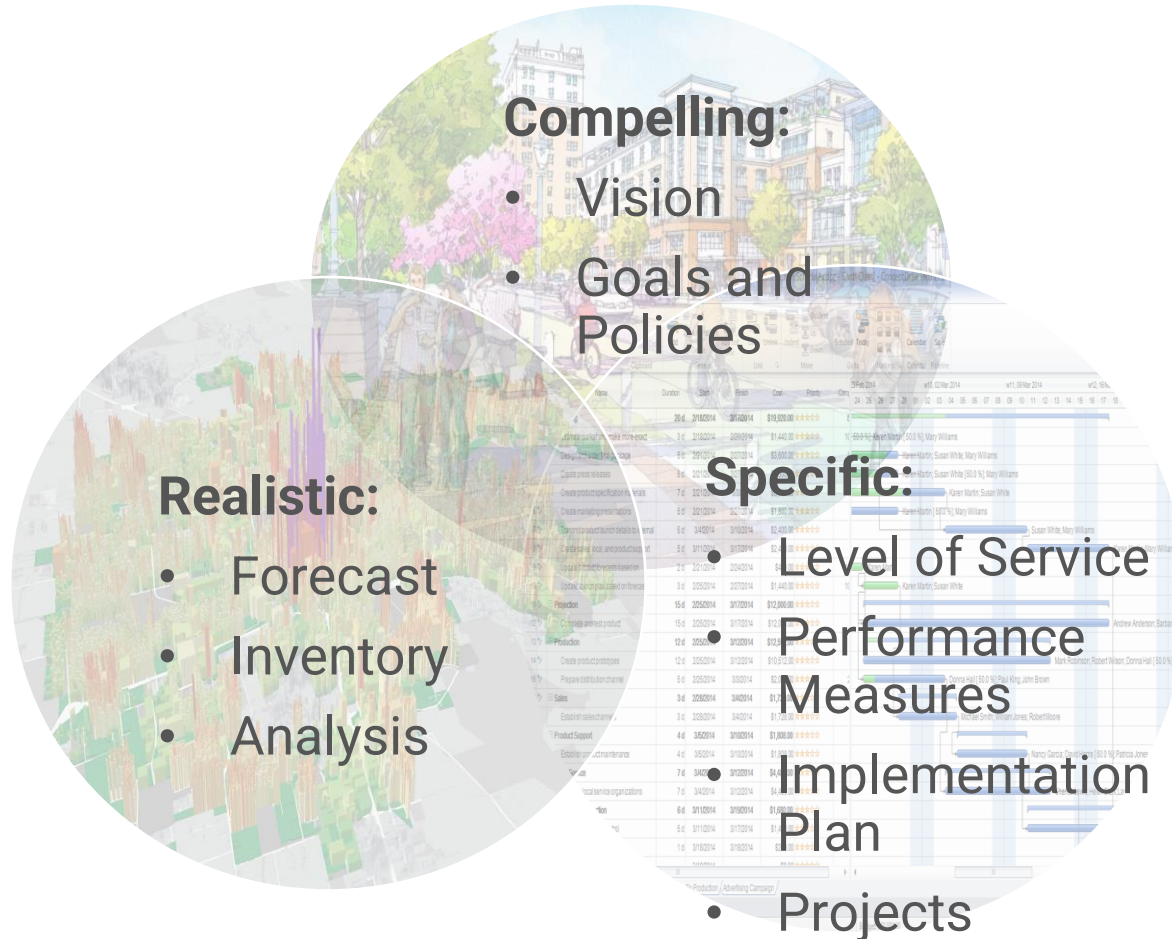
CRIME VICTIMS AND PUBLIC SAFETY



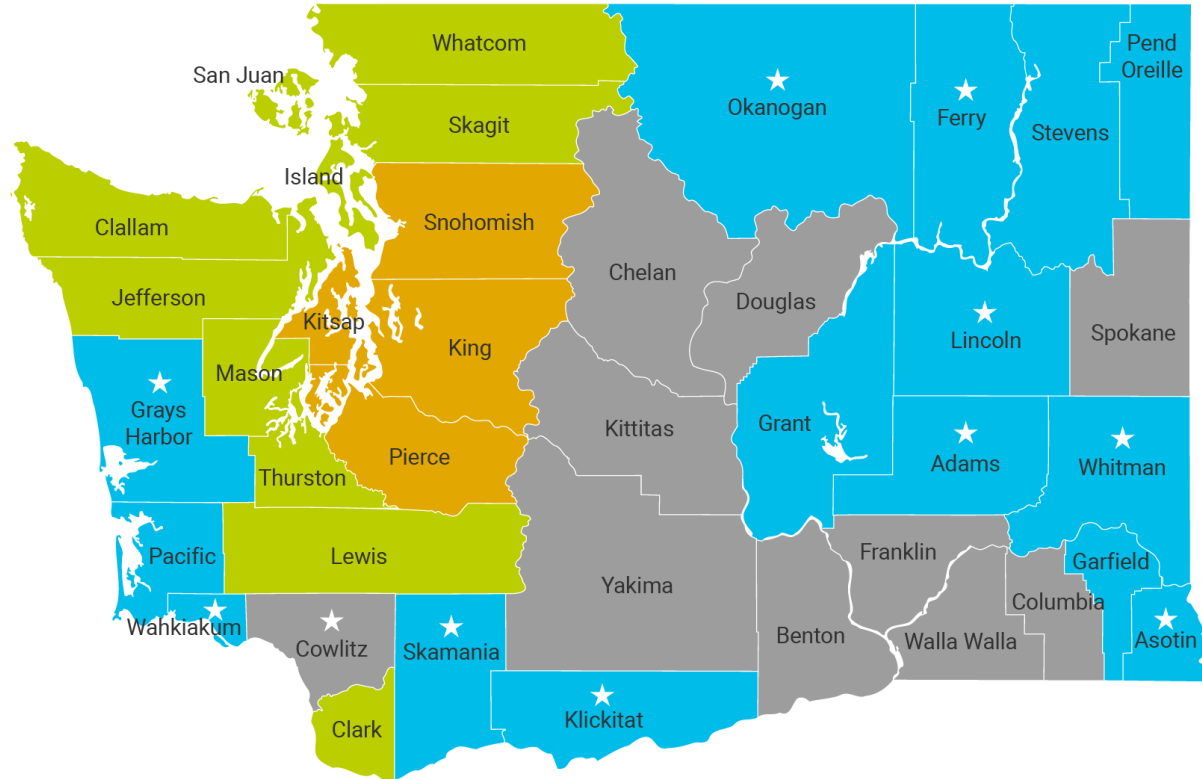
ECONOMIC DEVELOPMENT

What makes a good plan?

Disciplined
Imagination



Periodic Update



■ 2024 Due December 31st ■ 2025 Due June 30th ■ 2026 Due June 30th ■ 2027 Due June 30th

*Starred counties are partially planning

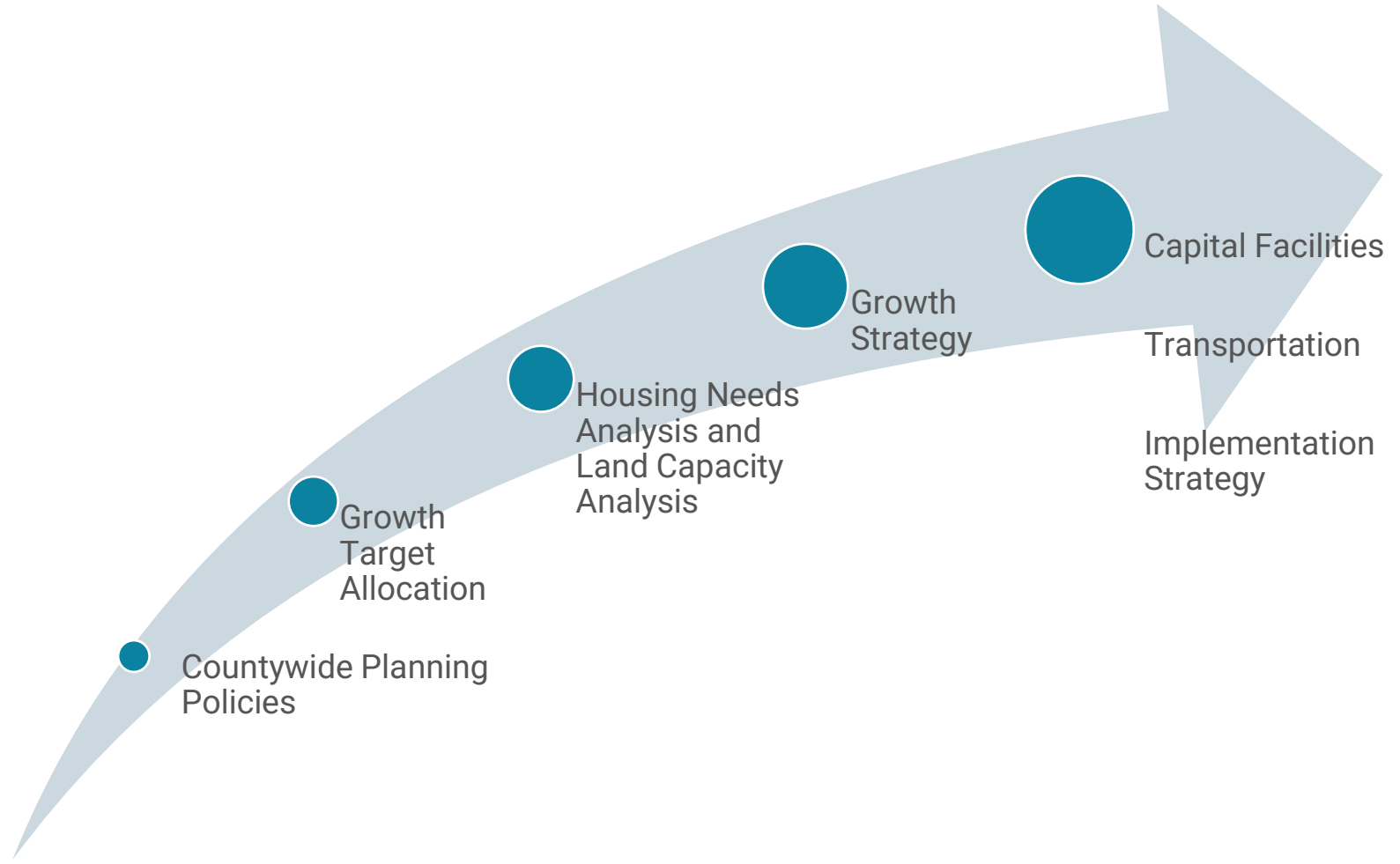
Local Jurisdictions must review:

- Amendments to the GMA
- Comprehensive Plan
- Development Regulations
- Urban Growth Areas
- Population Projections
- Critical Areas Ordinance*
- Resource Lands*

* Partially-planning jurisdictions are only required to review these.

HB 1241: changed the periodic update cycle to every ten years, following the upcoming cycle. RCW 36.70A.130(5)

Not a Decision A Set of Nested Decisions



New Housing Element Requirements

Projected housing needs methodology

- Consistent with OFM countywide population projections
- Account for household size, vacancy, group quarters
- Account for historic underproduction
- Test with various size counties

Break down housing needs by income band (right)

Special housing needs

- Data: point-in-time counts (PIT), HMIS, and others
- Engage stakeholder groups in focus group meetings

Housing Units by Income Band	Area Median Income (AMI)
Emergency housing/shelters	Group quarters
Extremely low:	0-30% AMI, including some PSH*
Very low	31-50%
Low	51-80%
Moderate	81-120%
Other	Above 120%

**PSH = permanent supportive housing*

2024 Required Legislative Updates

- **HB 1220**: Jurisdictions must plan for, and accommodate, rather than encourage the availability of, emergency and affordable housing.
- **HB 1241**: Schedule changed 10 years. Requires a 5-year implementation progress report and a work program (Due in 2030).
- **HB 1717**: New regulations for local jurisdictions to include tribes in planning processes and decisions upon request.
- **SB 5042**: Changes the initial effective date of certain actions under GMA.
- **SB 5118**: Amends the definition of “essential public facilities”.
- **SB 5235**: Removes certain restrictions on ADUs and occupancy limits.
- **SB 5593**: Allows a county to revise a UGA boundary to accommodate patterns of development.
- **SB 5818**: Promoting housing construction in cities through amendments to and limiting appeals under SEPA and GMA

Changes from this Session

Middle Housing - HB 1110

Cities must allow a greater variety of housing types in single-family zones (due six months after your update deadline)

Accessory Dwelling Units – 1337

Requires that counties and cities allow two accessory dwelling units on every lot in predominantly single family zones in urban growth areas. It also limits parking requirements based on distance from transit and lot size, and removes barriers to separate sale and ownership of ADUs.

Design Review – 1393

Requires counties and cities to apply only clear and objective design review standards to the exterior of new development, clarifies project review provisions and encourages expedited review of project permit applications that include dwelling units that are affordable to low and moderate income households

Conversion of Existing Buildings – 1042

Amends RCW 36.70B to allow conversion of existing commercial buildings to residential uses and offer increases in density.

Changes from this Session

HB 1181 New Climate Element

Requires local plans to address climate change.

Local Project Review -5092

Makes several changes designed to streamline permit review.
Directs Commerce to establish a permit review grant programs.

HB 1544

Moves the update cycle for the Shoreline Master Program to a ten-year cycle and synchronizes the updates with the update cycle in the GMA.

SB 5374

Allows cities below 25,000 population to adopt the county critical areas ordinance by reference and avoid the duty to conduct a separate periodic update.

SB 5457

Allows cities below 500 population to conduct a significantly reduced periodic update.

Periodic update grant formula

City

Class	Population		Grant Amount
Non GMA City	-	3,000	\$20,000
GMA City	-	3,000	\$100,000
GMA City	3,000	10,000	\$125,000
GMA City	10,000	50,000	\$125,000
GMA City	50,000	100,000	\$175,000
GMA City	100,000	1,000,000	\$325,000

Non GMA City	Critical Areas Ordinance
GMA City	CAO, Comp plan and Dev Regs

County

Class	Population		Grant Amount
Non GMA County	-	10,000	\$100,000
Non GMA County	10,000	100,000	\$150,000
Non GMA County	100,000	10,000,000	\$350,000
GMA County	-	10,000	\$350,000
GMA County	10,000	100,000	\$350,000
GMA County	100,000	10,000,000	\$700,000

Partial County	Critical Areas, Resource Lands
GMA County	Critical Areas, Resource Lands, Comp plan, Dev regs, UGA Review

Thank you!

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