

# GMS Technical Assistance

New Requirements

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Dave Andersen, Managing Director, GMS

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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

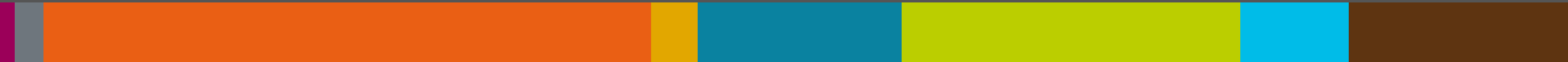


ECONOMIC DEVELOPMENT

# **New Climate Law (2023)**

Growth Management Act adds Climate Element

RCW 36.70A



# Climate planning is a new goal of the Growth Management Act

## New Climate Element

[\(Chapter 228, 2023 Laws\)](#)

Adds mandatory sub-elements:

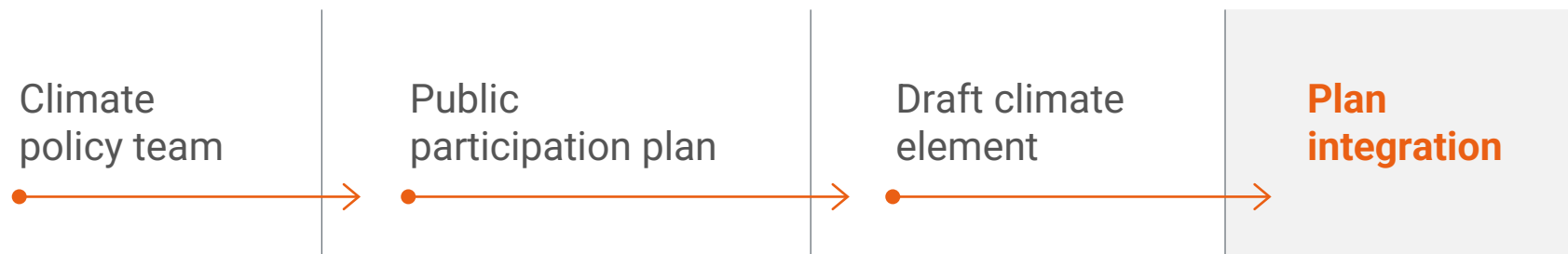
- **Greenhouse Gas Emission Reduction** mandatory for 11 counties and their cities over 6,000 pop.
- **Resilience** mandatory for all fully planning jurisdictions.

Applicable counties and their cities	2025	2026	2029
○ Benton		X	
○ Clark	X		
○ Franklin		X	
○ King			X
○ Kitsap			X
○ Pierce			X
○ Skagit	X		
○ Snohomish			X
○ Spokane		X	
○ Thurston	X		
○ Whatcom	X		

# Intermediate Climate Element Planning Guidance

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- Guidance is available [online](#)
- Intermediate guidance is based on new law (HB 1181)
- Section 1 will be translated into eight languages – Available in Feb.



# Greenhouse gas (GHG) emissions reduction sub-element

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## How to achieve GHG emission reductions?

Evaluations, inventories and goals & policies

### Pathway 1

GHG emission estimates

Develop GHG reduction goals and policies using Ecology framework and sample measures in Section 5

### Pathway 2

Vehicle miles traveled (VMT) study/evaluation

Develop specific VMT/GHG reduction goals and policies. Only transportation emission sources are evaluated.

### Pathway 3

Emission inventories

Develop GHG reduction goals and policies based on emission inventory modeling results.

**Integrate goals and policies into a comprehensive plan**

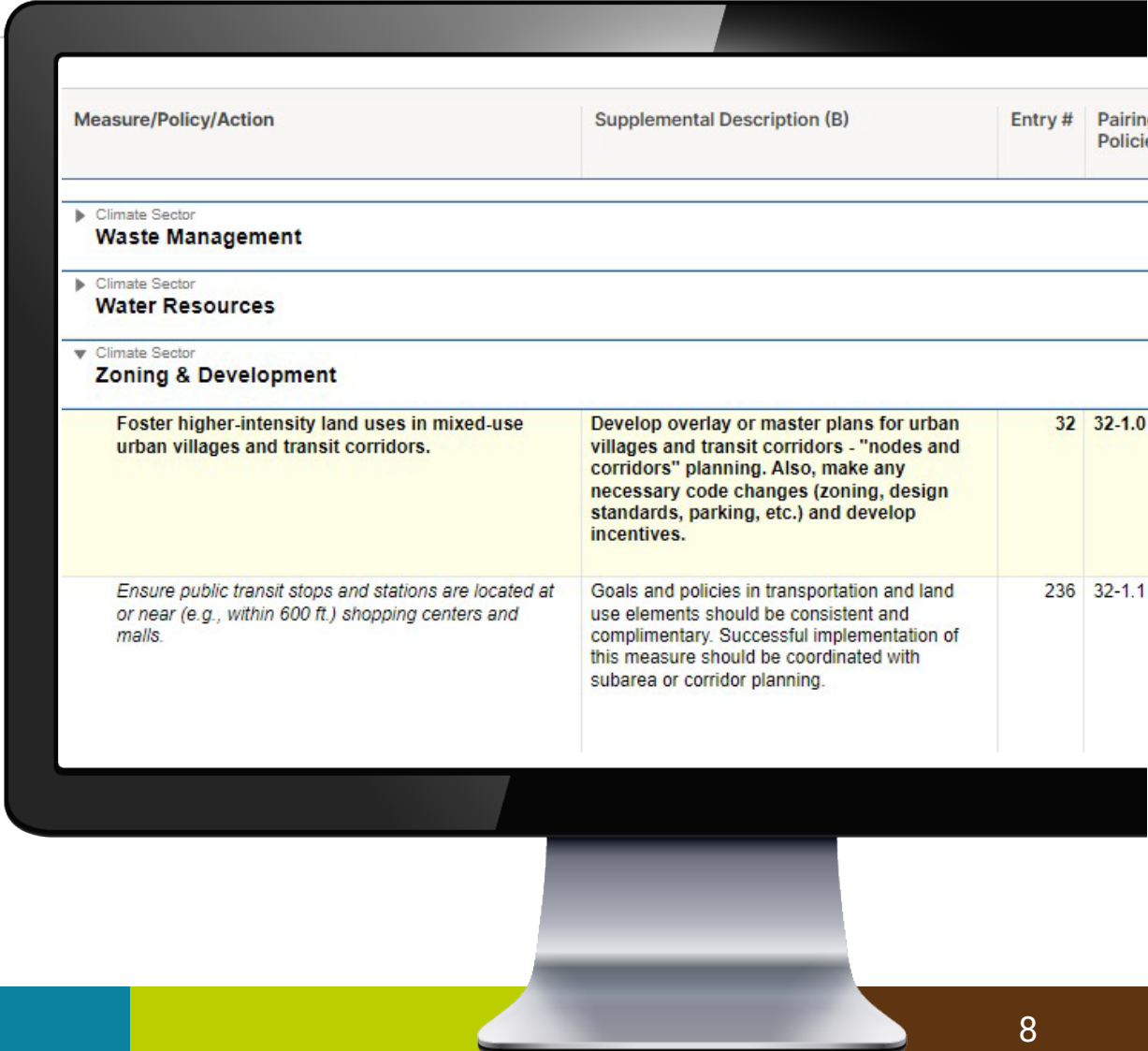
# Resilience sub-element



# Climate Measures

## Searchable Attributes:

- Measures (goals and policies)
- Type (Resilience or Mitigation)
- Supplemental information
- Climate Sector
- Comprehensive Plan Element
- Grouping/pairing
- Implementation tools
- Progress tracking



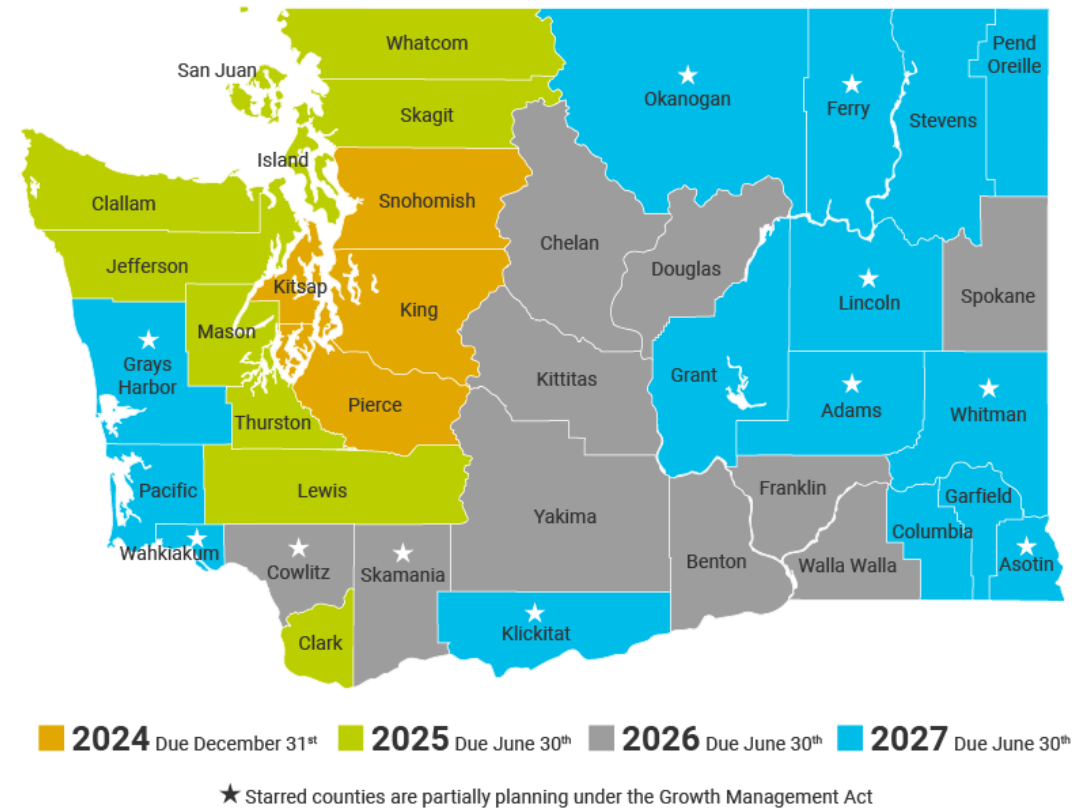
Measure/Policy/Action	Supplemental Description (B)	Entry #	Pairing Policy
▶ Climate Sector <b>Waste Management</b>			
▶ Climate Sector <b>Water Resources</b>			
▼ Climate Sector <b>Zoning &amp; Development</b>			
Foster higher-intensity land uses in mixed-use urban villages and transit corridors.	Develop overlay or master plans for urban villages and transit corridors - "nodes and corridors" planning. Also, make any necessary code changes (zoning, design standards, parking, etc.) and develop incentives.	32	32-1.0
Ensure public transit stops and stations are located at or near (e.g., within 600 ft.) shopping centers and malls.	Goals and policies in transportation and land use elements should be consistent and complimentary. Successful implementation of this measure should be coordinated with subarea or corridor planning.	236	32-1.1



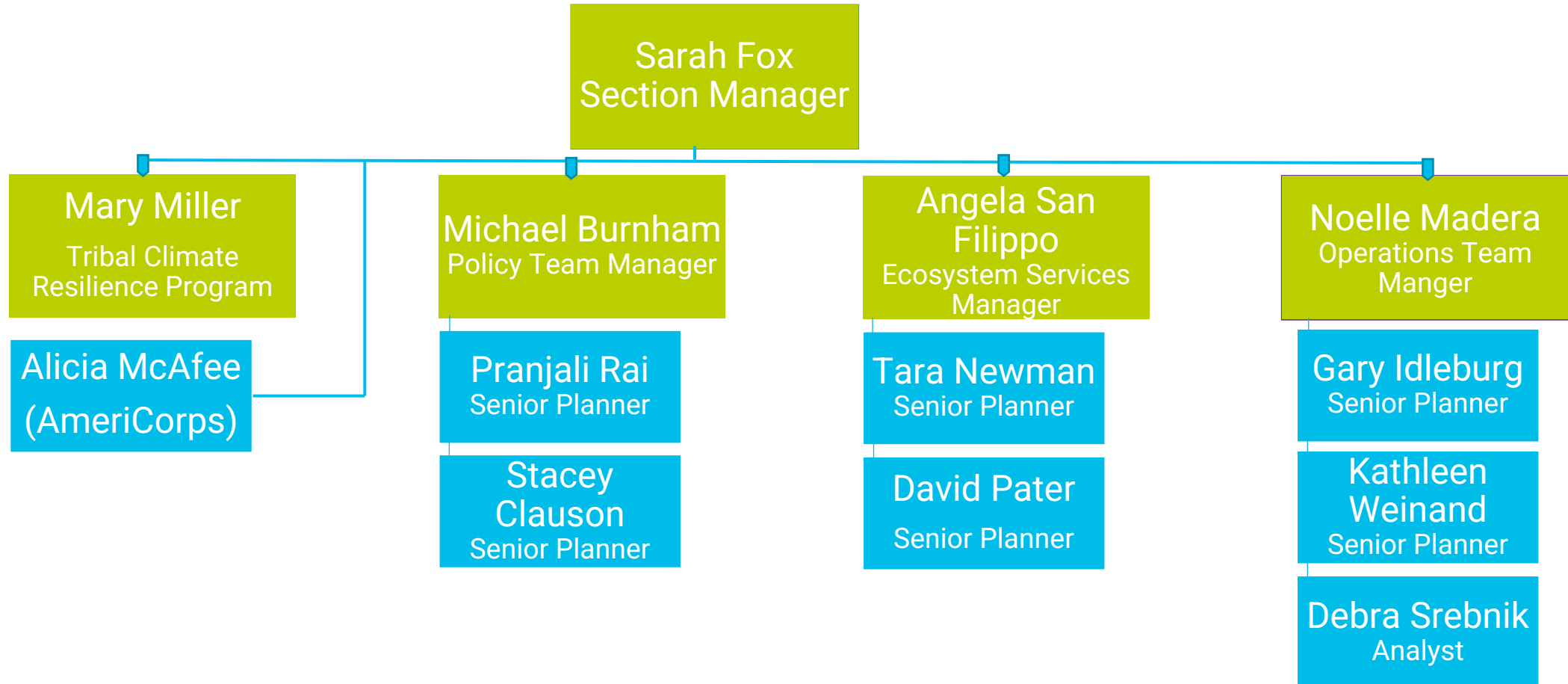
# New roles for Commerce

## City/County may submit climate GHG emissions reduction sub-element for approval

- Applicable to cities/counties required to include sub-element
- Effective date would be **when approved** by Commerce
- Appeals to the Growth Management Hearings Board would be limited to non-compliance with guidance.
- GHG reduction element not subject to administrative or judicial appeal



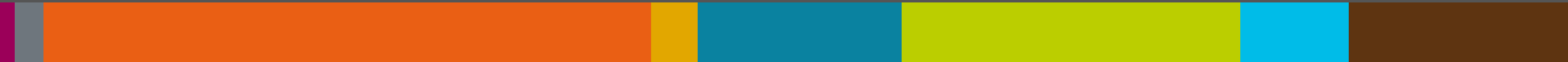
# Introducing (new) Climate & Ecosystem Section, GMS



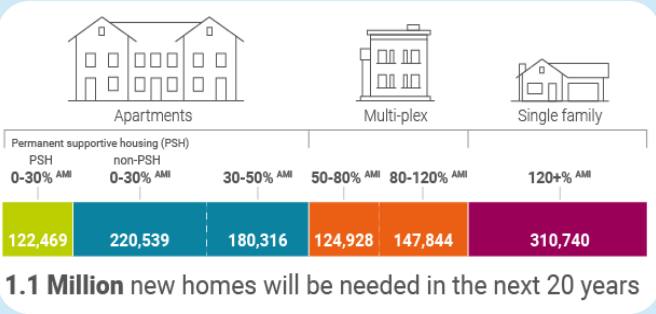
# New Housing Laws (2022-2023)

Growth Management Act adds Climate Element

RCW 36.70A



# GMS HOUSING SECTION



**Housing  
Planning  
and Data**

**Residential  
Infill  
Program**

**Connecting  
Housing to  
Infrastructure  
Program  
(CHIP)**

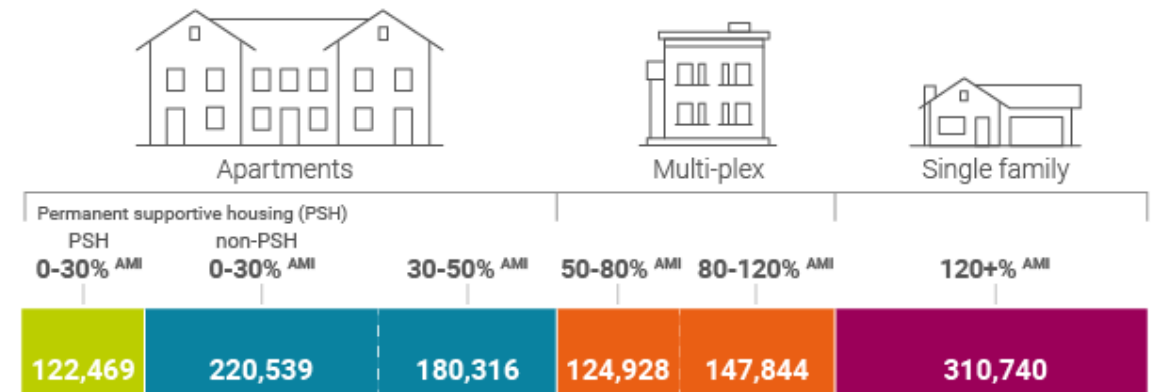
Manager: [Anne.Fritzel@commerce.wa.gov](mailto:Anne.Fritzel@commerce.wa.gov)

# Housing Planning and Data Program

- **Technical assistance** to allocate countywide housing needs
- **Review of ordinances** for emergency housing, permanent supportive housing and transitional housing (Model ordinance coming)
- **Data support** for racially disparate impacts and displacement

**NEW GRANT OPPORTUNITY**  
 Grants for “Coordinating Low Income Housing Planning, (CLIHP)”  
 (see our grants page)

Future housing needs broken down by area median income (AMI) groups



**1.1 Million** new homes will be needed in the next 20 years

In addition, there will also need to be:

**91,357** Emergency housing beds (temporary housing)

Manager: [Laura.Hodgson@commerce.wa.gov](mailto:Laura.Hodgson@commerce.wa.gov)

# Residential Infill Program

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- **Technical assistance** to address middle housing and ADU requirements
- **Review of ordinances** for middle housing and ADUs
- **MFTE** support, tracking and auditing (New legislative report on MFTE)
- **Grants:**
  - Middle housing (2023-2025)
  - Transit-oriented development planning (2021-2025)



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# Resources & Funding



# Connecting Housing to Infrastructure Program (CHIP)

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- Administering \$100 M in grants statewide to support infrastructure connections to affordable housing (pipes and fees)
  - **Technical assistance** to address waived system connection fees
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- First round of awards to be announced in January 2024
  - Another, smaller round to open in fall of 2024



[www.commerce.wa.gov/chip](http://www.commerce.wa.gov/chip)



# Climate & Ecosystem Grant Programs

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## Climate Planning Grants

- \$25M this biennium (2023-2025) as formula grants
- Fully planning cities and counties are eligible
- 2025 and 2026 jurisdictions – contracts in progress

## Community Based Organization Grants

- \$5M this biennium as complete program
- Currently in the EJ Assessment phase as required of new grants

## Tribal Climate Resilience Grants

- \$750k this biennium to all federally recognized tribes
- \$13M competitive grant program will launch this spring

# Upcoming Grant Programs

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## Salmon Recovery Grants

- \$25M this biennium (2023-2025) as formula grants
- Fully planning cities and counties are eligible
- 2025 and 2026 jurisdictions – contracts in progress

## Local Permitting Assistance Grants

- \$5M this biennium as complete program
- Currently in the EJ Assessment phase as required of new grants

# Upcoming Technical Resources

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- UGA Guidebook Update
- Rural Element Guidebook Update
- Local Project Review Guidance Update
- Model Standards for Permanent Supportive Housing
- Statewide Zoning Atlas Project
- University-based planning assistance

# Thank you!

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