

# Getting Through the Periodic Update

Roles and Responsibilities for Setting a  
Regional Growth Strategy

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GROWTH MANAGEMENT SERVICES

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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

# Why do we Plan?

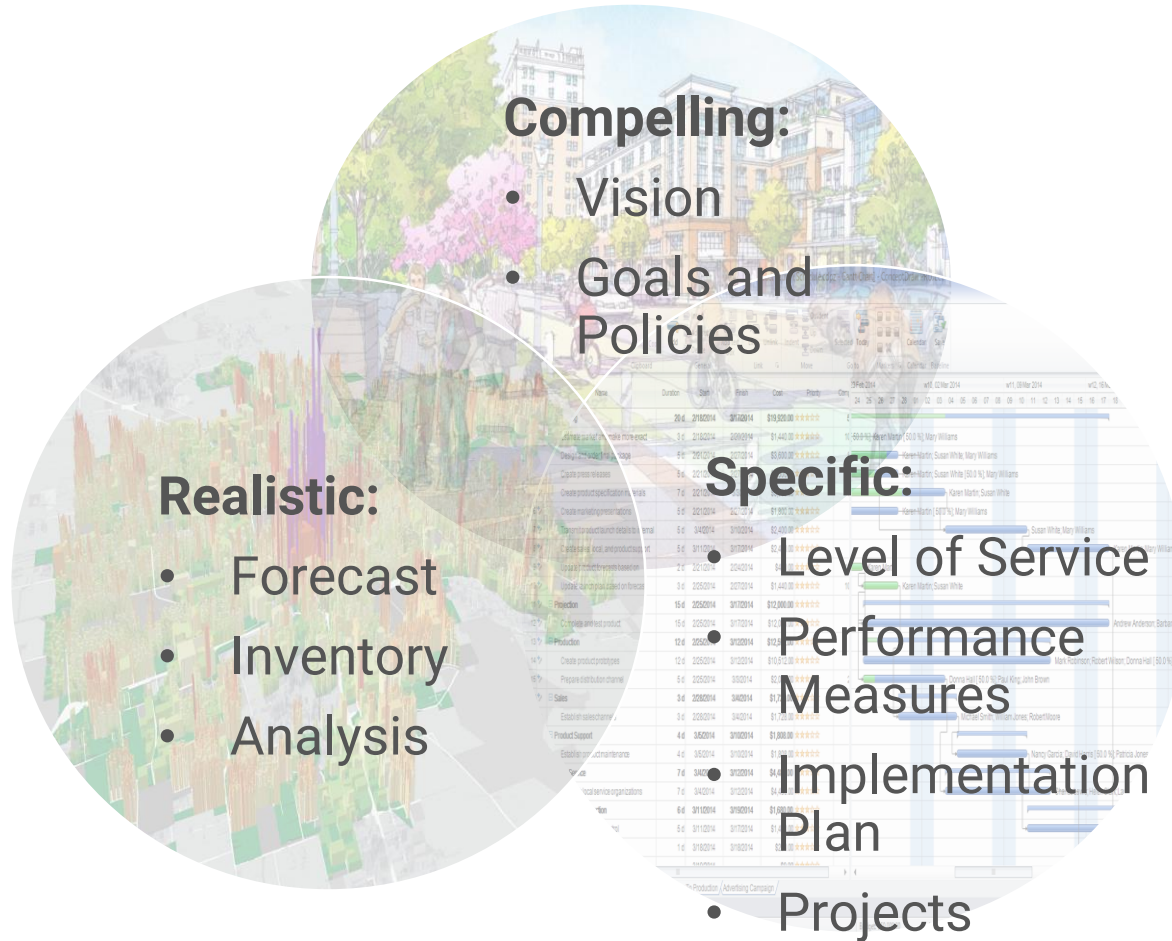
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- Land use decisions have long-term effects.
- Many individuals and groups must work together.
- Accomplishing your goals requires persistent effort.
- Infrastructure has long lead times and long payback periods.
- The public expects fairness and transparency.

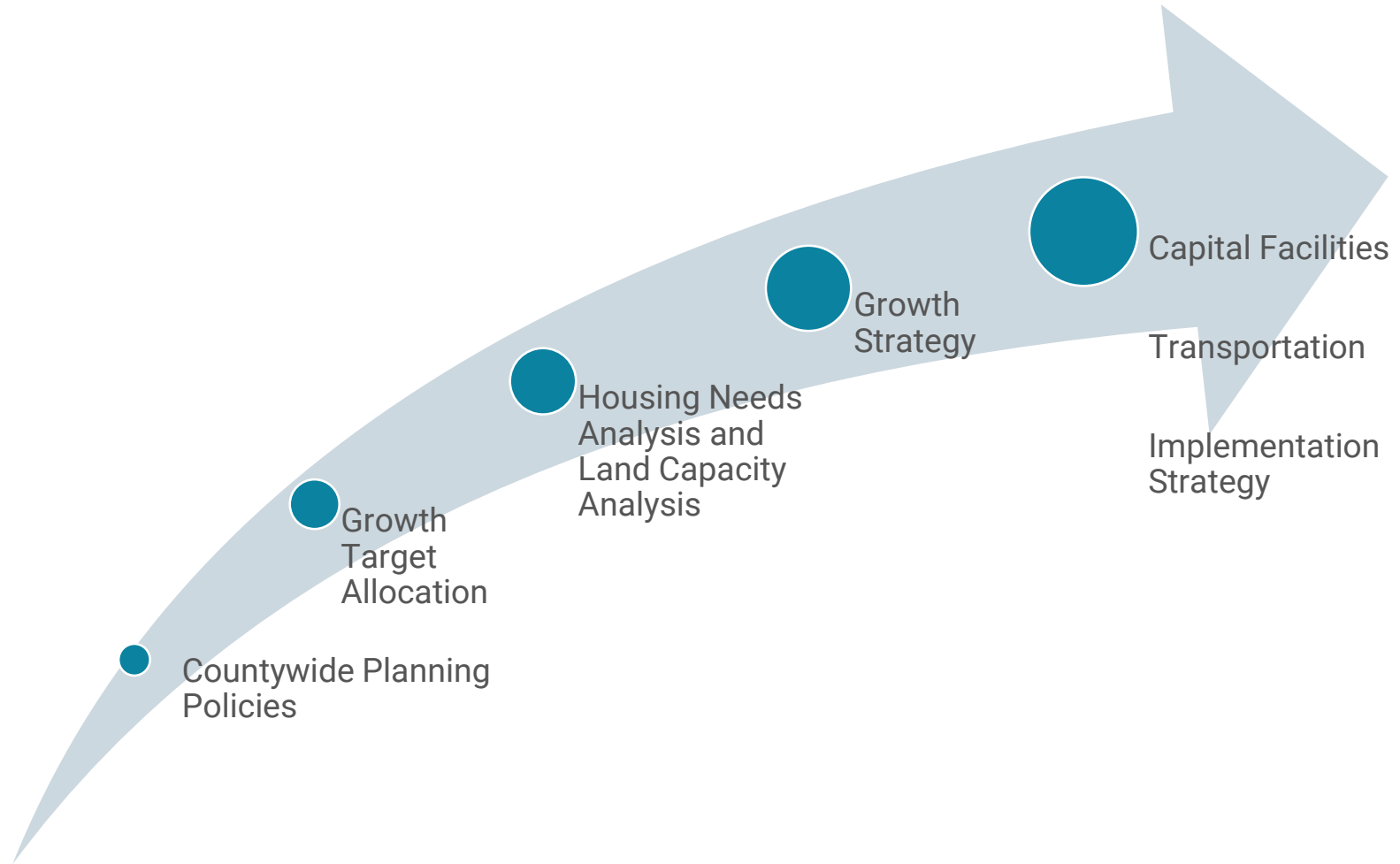
# What makes a good plan?

Disciplined  
Imagination



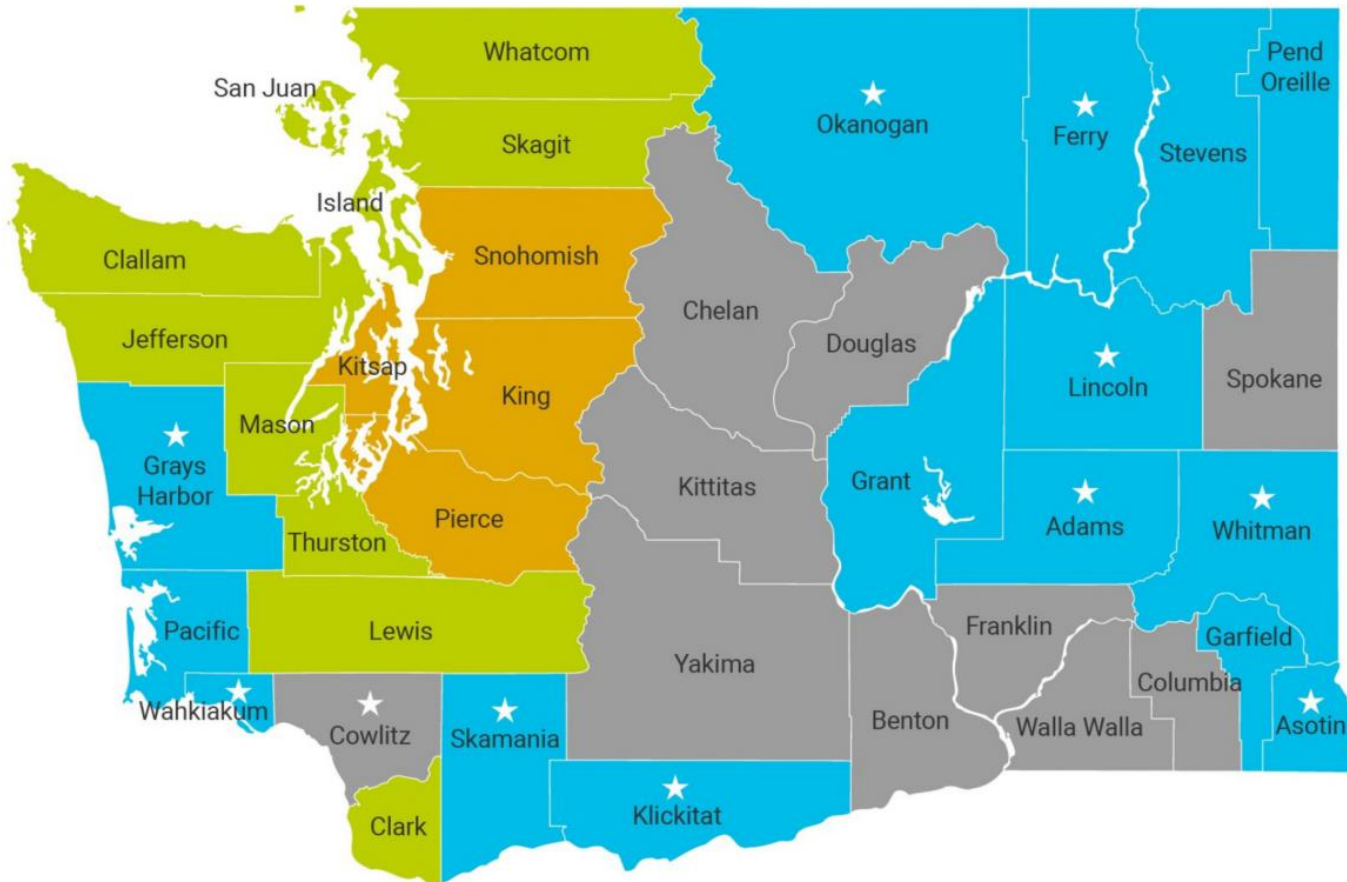
# Not a Decision A Set of Nested Decisions

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# Periodic Update

RCW 36.70A.130



## 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)

**2024** Due December 31<sup>st</sup> **2025** Due June 30<sup>th</sup> **2026** Due June 30<sup>th</sup> **2027** Due June 30<sup>th</sup>

★ Starred counties are partially planning under the Growth Management Act

# Legislative Updates 2024-2027 Cycle

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- **HB 1220:** Jurisdictions must plan for, and accommodate, rather than encourage the **availability of emergency and affordable housing**.
- **HB 1241:** Schedule changed 10 years and 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**

# The periodic update process

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- **SCOPING:** Review existing plan and regulations with the checklist, identify items that need updating. Coordinate with other jurisdictions, is there a need to update countywide planning policies. **Create a work program.**
- **PLANNING:** Create a **community engagement plan** for early, continued public information and participation, including required notices
- **ANALYSIS:** **Gather data and conduct analysis** of needed components (housing needs assessment and allocation, capital facilities planning).
- **UPDATE WORK:** **Draft update** to comprehensive plan and regulations
- Make **SEPA** determination and submit 60-day notice to Commerce
- **ADOPTION:** Take proposed updates through planning commission recommendation and council adoption process by the due date, with ordinance noting update is complete

## FINAL STEPS

- Submit notice to Commerce that periodic update is complete.
- Eligible for grants and loans **unless appealed**



# Potential timeline

Time period	Work plan items
Spring 2023	Scope the update, go through the checklist, address population and housing projections. Start update to countywide planning policies.
July 1, 2023	Get grant from commerce (example scopes of work provided) work through potential comprehensive plan changes, rezones needed, capital facility needs, transportation updates, critical areas regulation review
Jan – Dec 2024	Finalize housing targets, zoning changes, affordable housing incentives, other regulatory changes, finalize packet.
Jan- June 2025	Notify commerce, go through adoption process, council hearings, etc. (comprehensive plan and regulations together or separately)
June 2025	Adopt periodic update

# 14 Goals of the Growth Management Act

(RCW 36.70A.020)

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- Encourage **compact urban growth**
- **Reduce sprawl**
- Encourage coordinated, **multimodal transportation**
- **Plan for and accommodate housing** affordable to all economic segments.
- Encourage **economic development**
- **Protect property rights**
- **Predictable permitting**
- **Maintain natural resource industries**
- **Retain open space, enhance recreation**
- **Protect the environment**
- Encourage **citizen participation**
- **Ensure availability of public facilities and services**
- Encourage **historic preservation**
- **Manage shoreline development**

# Countywide Planning Policies

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## Regional framework to:

- Plan for future growth and address countywide population and housing need projections from the state.
- Designate and plan for urban growth areas and expansions to designated urban areas
- Plan for countywide facilities such as highways or airports
- Consider affordable housing needs
- Plan for countywide economic development



# Required Elements of a GMA Comp Plan

**Land Use:** Land uses, stormwater planning, ground water, physical activity

**Transportation:** Inventory, assessment of current and future needs, bicycle and pedestrian component

**Housing:** Identifies the character of residential areas, Inventories existing and projected housing needs and types, Identifies sufficient land for all types of housing

**Utilities:** Inventory, assessment of current and future needs, coordination between providers and land development.

**Capital Facilities:** Inventory, assessment of current and future needs, coordination of planning affordability analysis of serving the land use plan.

**Rural Element:** Protect rural character with limited development and a variety of rural densities.



RCW 36.70A.070 and WAC 365-196

# The comprehensive plan implemented by development regulations

**Traditional zoning** considers *maximum* densities and *minimum* lot sizes for efficient land use. Form based codes focus on design details.

**Critical area regulations** set buffers and restrictions in critical areas.

**Subdivision regulations** set out the process for dividing land and ensure “adequate provisions” for utilities, parks, schools, and other requirements of development.

**Public works standards** set out street widths and other standards related to public facilities.

**Other regulations** such as design standards, signs, landscaping, and parking regulate appearance, health, and safety within the community.



# Planning for Growth

## Urban growth areas (UGAs) to contain most of new growth

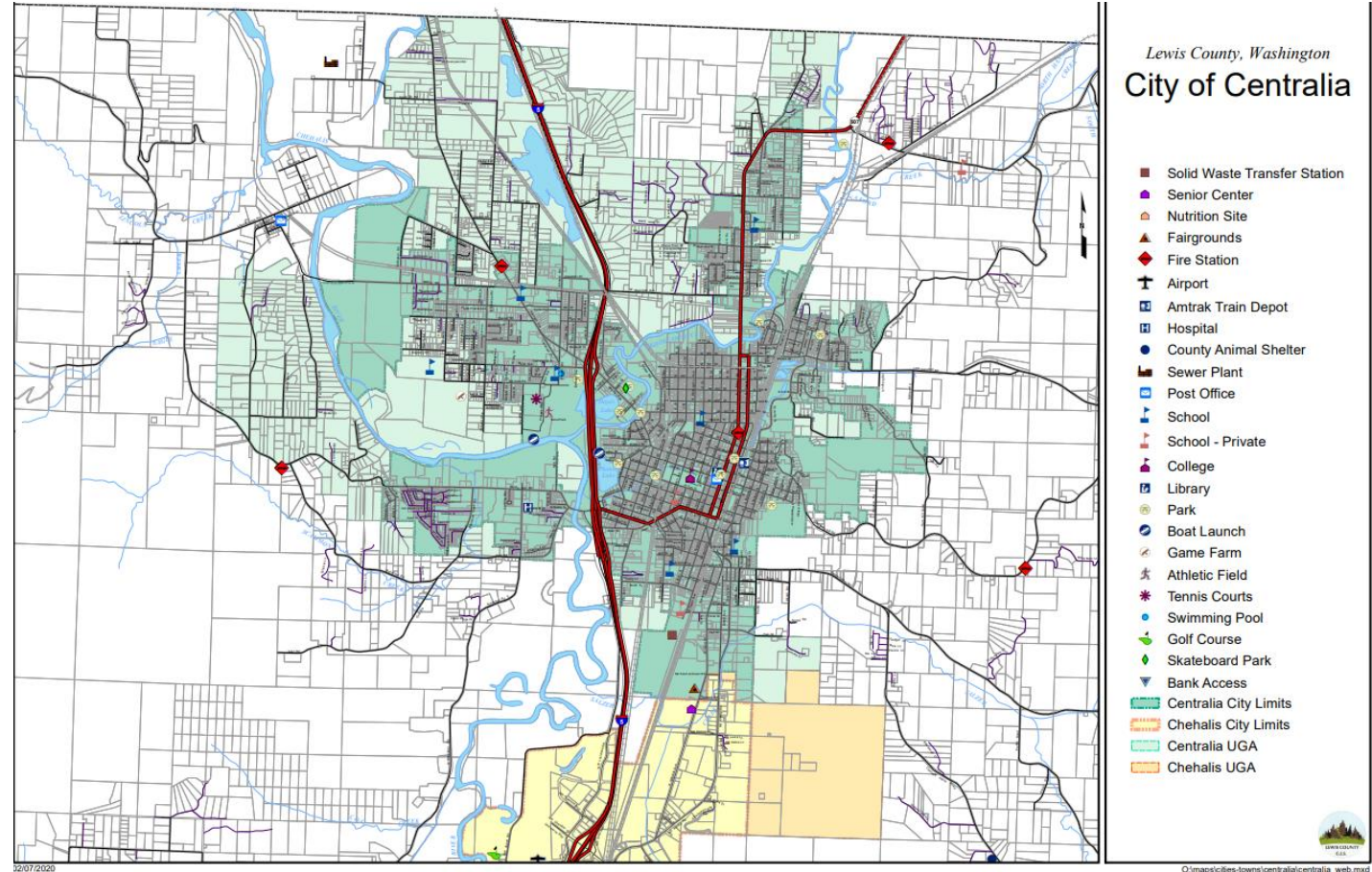
- UGA size based on 20-year countywide population projections from OFM
- Greater housing /job densities
- Efficient use of facilities/public dollars

## Rural areas to maintain rural character

- Low-density development
- Rural service levels
- Agriculture/Forestry

## Counties and cities

- Must consider “reasonable measures” before expanding a UGA.



# HB 1220:

## Changed RCW 36.70A.070 (2): The Housing Element

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### Changed GMA housing goal:

- “Plan for and accommodate ~~encourage the availability of affordable housing~~ affordable to all economic segments.”

### Requires Commerce to provide projected housing need to local governments:

- For moderate, low, very low, and extremely low-income households
- For permanent supportive housing, emergency housing and emergency shelters (referred to as special housing needs)

### Local housing element to:

- Identify sufficient capacity of land for identified housing needs
- Within urban growth areas (UGAs), moderate density housing options
- Document barriers to housing availability such as gaps in local funding, development regulations, etc.
- Consider housing locations in relation to employment locations
- Consider role of accessory dwelling units (ADUs)

# Changes to GMA housing element requirements:

HB 1220 (2021) RCW 36.70A.070(2)

- **Inventory/analysis of existing/projected housing necessary to manage projected growth**
- **Commerce to provide projected housing needs to the counties/local governments for:**
  - Moderate, low, very low, and extremely low-income households
  - Permanent supportive housing, emergency housing and emergency shelters

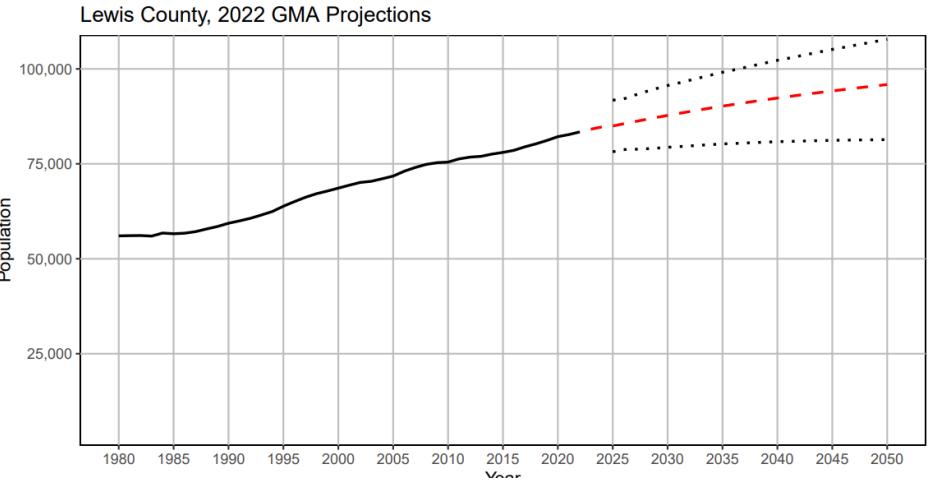
Housing Units by Income Band	Area Median Income (AMI)
Emergency housing/shelters	NA
Extremely low:	0-30% AMI, including some PSH*
Very low	31-50%
Low	51-80%
Moderate	81-120%
Other	Above 120%



# The county can choose their population target

**Table 1: OFM GMA Population Projections, 2045**  
**Lewis County Projected Population, 2045**

	Low	Medium	High
Projected Population (2045)	81,192	94,187	105,122



**Table 2: Projected Countywide Housing Needs Based on User Inputs**  
**Lewis County**

Population Target = 94,187	Total	Affordability Level (% of Area Median Income)						
		0-30%		30-50%	50-80%	80-100%	100-120%	120%+
		Non-PSH	PSH					
Total Future Housing Needed (2045)	38,969	3,500	728	7,169	11,381	5,015	2,741	8,435
Estimated Housing Supply (2020)*	33,201	1,463	58	6,017	10,732	4,777	2,556	7,599
Net New Housing Needed (2020-2045)	5,768	2,037	670	1,153	650	237	185	836

**Beds**

537

# County can choose housing allocation

2022 Population	April 1, 2022 population estimate	Existing pop breakout	Proposed split for housing
Unincorporated County	50185	60%	30%
Centralia	18360	22%	30%
Chehalis	7365	9%	15%
Morton	1070	1%	3%
Mossyrock	780	1%	3%
Napavine	1955	2%	5%
Pe Ell	650	1%	3%
Toledo	685	1%	3%
Vader	655	1%	3%
Winlock	1695	2%	5%
	83400		100%

**Population Growth. Values must sum to 100%**

		Permanent Housing Needs by Income Level (% of Area Median Income)							
		Total	0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%
			Non-PSH	PSH *					
30.00 %	Unincorporated Lewis County	19,517	667	25	3,144	4,702	2,798	2,016	6,164
		1,731	611	201	346	195	71	56	251
30.00 %	Centralia city	7,594	578	14	1,614	3,154	1,153	302	778
		1,731	611	201	346	195	71	56	251
15.00 %	Chehalis city	3,139	140	0	442	1,537	509	140	371
		865	306	101	173	97	36	28	125
3.00 %	Morton city	506	16	0	167	221	69	8	25
		173	61	20	35	19	7	6	25
3.00 %	Mossyrock city	323	10	0	160	108	14	7	23
		173	61	20	35	19	7	6	25
5.00 %	Napavine city	697	11	0	113	286	120	42	124
		288	102	34	58	32	12	9	42
3.00 %	Pe Ell town	283	6	0	90	157	9	6	16
		173	61	20	35	19	7	6	25
3.00 %	Toledo city	302	5	0	64	152	30	13	39
		173	61	20	35	19	7	6	25
3.00 %	Vader city	256	0	0	100	90	43	6	18
		173	61	20	35	19	7	6	25
5.00 %	Winlock city	565	30	0	121	323	32	16	42
		288	102	34	58	32	12	9	42

# Next steps for jurisdictions for PHN

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## Allocate countywide housing needs by income bracket

- Recommend counties use existing coordination process for allocating
- Agree on projected housing needs allocation

## Accommodate allocations by income bracket (land capacity)

- Do land capacity analysis
- Identify capacity for allocated housing needs by income bracket
- Make adjustments to zoning to accommodate housing needs

## Document programs and actions needed to achieve housing availability

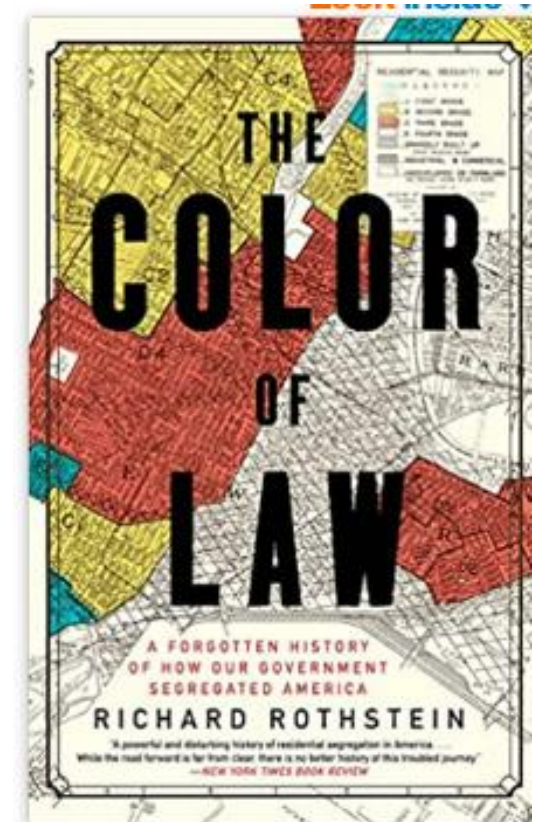
- Review other regulations, fee structures, incentives, etc. which influence housing

## Update comprehensive plan policies and regulations

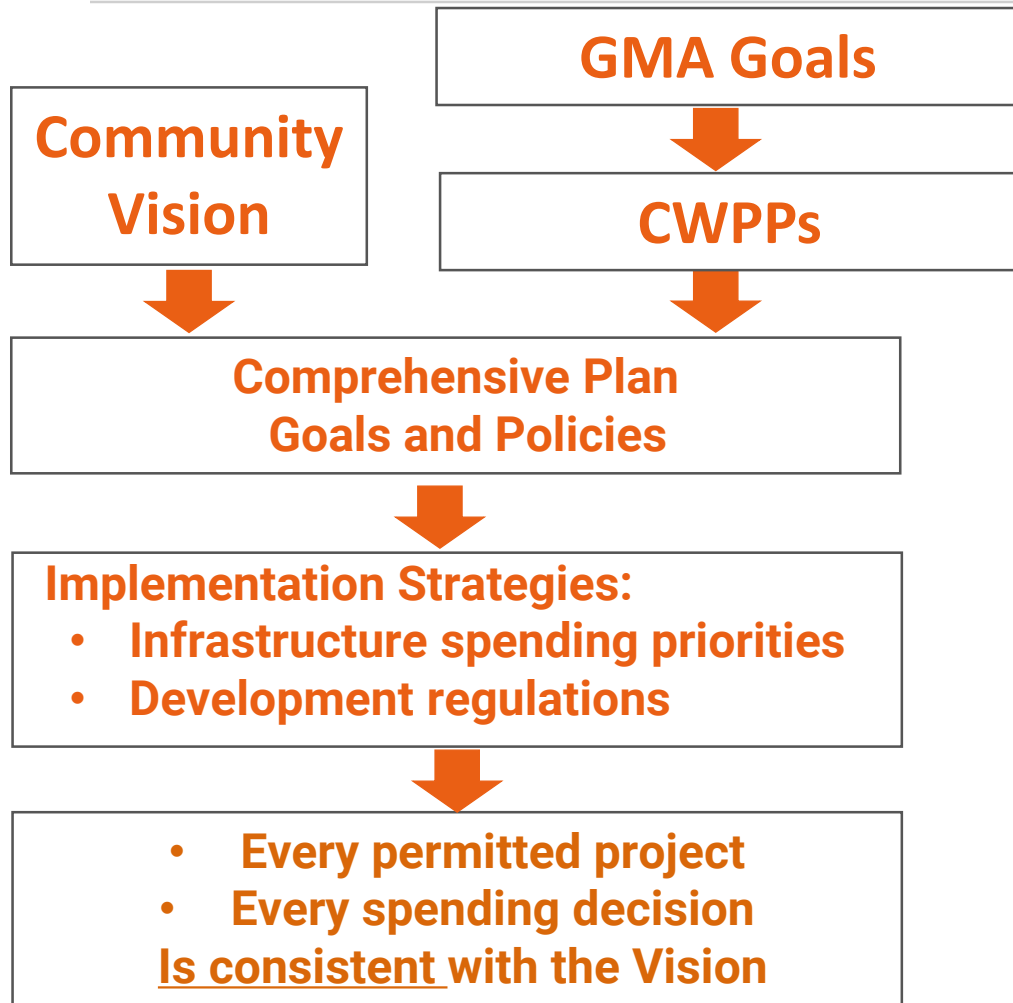
# HB 1220: More changes...

## Disparate impacts, displacement and exclusion

- **Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing:**
  - Zoning that may have a discriminatory effect
  - Areas of disinvestment and infrastructure availability
- **Begin to undo racially disparate impacts, displacement, and exclusion in housing**
- **Identify areas at higher risk of displacement and establish anti-displacement policies including:**
  - Preservation of historic and cultural communities
  - Investments in housing for lower income segments
  - Equitable development initiatives and land disposition policies
  - Inclusionary zoning and community planning requirements
  - Tenant protections



# Implementing your Comprehensive Plan



- **Capital Improvement Plans (CIP)** priorities for local infrastructure investments must be consistent with the comprehensive plan.
- **Development regulations** must be consistent with and implement the comprehensive plan.

# Periodic Update Grants

The Governor and the Legislature made a historic investment in Growth Management Act planning during the 2022 Legislative Session. As a result, Commerce expects to provide grant funding to all counties, and cities within those counties.

- Your checklist is the first deliverable
- Funding is available beginning July 1, 2023
- Half in first year, half in second year
- See [Commerce's Growth Management Grants webpage](#)

Funding is Available Under the Following Formula:

## Fully Planning

- |  |           |
|--|-----------|
| • Counties with 100,000 population and over: | \$700,000 |
| • Counties under 100,000 population:         | \$350,000 |
| • Cities with 100,000 population and over:   | \$325,000 |
| • Cities with 50,000 to 99,999 population:   | \$175,000 |
| • Cities with 3,000 to 49,999 population:    | \$125,000 |
| • Cities under 3,000 population:             | \$100,000 |

## Partially Planning

- |   |           |
|---|-----------|
| • Counties with 10,000 population and over: | \$150,000 |
| • Counties under 10,000 population:         | \$100,000 |
| • Cities (No population limits):            | \$20,000  |

# Tools for Cities and Counties

## Housing Element

In the 2021 legislative session, [HB 1220](#) substantially amended the housing-related provisions of the Growth Management Act (GMA), [RCW 36.70A.070 \(2\)](#). Local governments should review local comprehensive plan policies and countywide planning policies to be consistent with the updated requirements. Please refer to Commerce’s housing webpages for further information about the new requirements:

### Updating GMA Housing Elements and Planning for Housing

	In Current Plan? Yes/No If yes, cite section	Changes needed to meet current statute? Yes/No	Notes
a. Goals, policies, and objectives for the preservation, improvement, and development of housing. <a href="#">RCW 36.70A.070(2)(b)</a> and <a href="#">WAC 365-196-410(2)(a)</a>			
b. Within an urban growth area boundary, consideration of duplexes, triplexes, and townhomes. <a href="#">RCW 36.70A.070(2)(c)</a> amended in <a href="#">2021</a> , <a href="#">WAC 365-196-300</a>			
c. Consideration of housing locations in relation to employment locations and the role of ADUs. <a href="#">RCW 36.70A.070(2)(d)</a> amended in <a href="#">2021</a>			



# Adopting the comprehensive plan

## Plan Adoption Process

- Public outreach early and often
- Review by Planning Commission
- Complete SEPA environmental review
- 60-days notice to state before adopting
- City or county council must adopt the comprehensive plan
- Transportation element to be certified by regional transportation organization

## Plan Updates and Appeals

- Can be amended only once per year
- Must be updated every 10 years
- Appealable within 60 days to a regional Growth Management Hearings Board

[www.gmhb.wa.gov](http://www.gmhb.wa.gov)



# How Commerce Can Assist Local Jurisdictions

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- **Financial Assistance** including the update grant.
- **Technical assistance** and advice for planning staff during update process.
- **Public information and assistance**, including staff availability for public hearings.
- **Review of updated Comp Plan**, development regulations and critical areas ordinance for consistency with GMA.

# Thank you!

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