



# Kitsap Regional Coordinating Council

The Kitsap Peninsula is the home of sovereign Indian nations,  
namely the Suquamish and Port Gamble S'Klallam Tribes.

## KRCC Land Use Technical Advisory Committee (LUTAC) Meeting Agenda

**Meeting Date: February 9, 2023**

**Meeting Timing:** 9:30 – 11:30 a.m.

**Remote Participation:** There are two options for remotely participating in this meeting.

- **Option A - Video Conferencing and Screen Sharing.** Please click the following link:  
<https://us06web.zoom.us/j/86163692485>.
- **Option B - Call in only.** If you are not by a computer, you can join by phone only. Please call (253) 215-8782 and then enter the *meeting number: 861 6369 2485* to enter the call. You do not need a participant ID, just press “#” to continue the call.

### Main Meeting Objectives:

- Discuss approach to developing housing allocations.

#### 1. Welcome

#### 2. Old Business

- a. **ACTION:** Approve the draft [December 8 Meeting Summary](#) Page 2
- b. **ACTION:** Approve the draft [January 12 Meeting Summary](#) Page 6

#### 3. Committee Updates and Work in Progress

- a. Debrief February 7 KRCC Board/LUTAC Study Session
- b. Housing Target Allocation Process
  - [Commerce's responses to LUTAC's questions](#) Page 11
  - [Presentation of other counties' housing allocation approaches](#) Page 12
  - [Comparison of jurisdictions' Housing Needs Assessment numbers \(link\)](#)
  - [Further develop housing allocations, policy considerations, and methodology \(link\)](#)
- c. Population and Employment Allocations
  - Updates re: adjusting the baseline number consistently across jurisdictions
- d. Discuss HB 1377 (request from last LUTAC meeting)

#### 4. Administrative Agenda

- a. Meeting Review
  - [2023 Land Use Meeting Plan](#) Page 29

#### 5. Wrap Up

- Recap topics covered and summarize key decisions and action items

#### 6. Adjourn



## Kitsap Regional Coordinating Council

### Kitsap Regional Coordinating Council (KRCC)

#### Land Use Technical Advisory Committee (LUTAC)

#### December 8, 2022 Meeting Summary | Convened via Teleconference

Draft v.12/20/22

Decisions and Recommendations		
<ul style="list-style-type: none"><li>LUTAC recommended developing a new housing target methodology that incorporates Kitsap-specific policy considerations.</li></ul>		
Actions	Person Responsible	Status
1. Post the approved November 10 LUTAC summary to the KRCC website.	KRCC Staff	Complete
2. Provide jurisdictions information about 2020 – 2022 growth in the Urban Growth Areas (UGAs) associated with cities.	Eric Baker	In Progress
3. Communicate with the Department of Commerce about their presentation during the February 7 KRCC Board meeting.	KRCC Staff	In Progress
4. Communicate with the Department of Commerce about LUTAC's housing target questions.	KRCC Staff	In Progress
5. Draft the 2022 annual annexation report.	KRCC Staff	Complete

### 1. Welcome and Introductions

Sophie Glass, KRCC staff, welcomed LUTAC members to the December 8 meeting. She reviewed the meeting objectives and topics. Attachment A lists the LUTAC members and other presenters in attendance.

### 2. Old Business

- a. **Meeting Summary Review:** LUTAC members reviewed the November 10 meeting summary. They did not raise any comments or concerns. KRCC staff will post the summary to the KRCC website.

### 3. Committee Updates and Work in Progress

#### a. Population and Employment Growth Allocation Process:

- Discuss jurisdictions' approaches to 2022 population and employment numbers:**  
Sophie reminded LUTAC members that, during the November LUTAC meeting, they began discussing the potential need for jurisdictions to grow their 2020 population and employment numbers to 2022 to allow for accurate comparisons regarding land capacity for the 2024 Comprehensive Plan.

LUTAC members from Port Orchard, Poulsbo, and Bremerton shared that their jurisdictions plan to add actual development that occurred between 2020 and 2022 to the 2020 population and employment numbers. They do not plan to re-run land capacity analyses for 2022.

Eric Baker offered to provide jurisdictions information about growth in the Urban Growth Areas (UGAs) associated with cities.



## Kitsap Regional Coordinating Council

LUTAC members discussed the methodology of identifying growth between 2020 and 2022. They considered whether it would be accurate to assume that all developments that have been built are fully occupied. They also considered whether the counts should be based on final permits or occupancy permits.

LUTAC members agreed to continue this conversation at the January LUTAC meeting.

### b. Housing Target Allocation Process:

- **Initial housing target outcomes from Commerce's methodologies:** KRCC staff shared Commerce's draft Housing for All Planning Tool (HAPT) spreadsheet. The spreadsheet includes draft housing targets based on two allocation methodologies: Methodology A and Methodology B.

LUTAC members shared the following comments:

- Methodology A does not acknowledge that some jurisdictions already have housing stock under 80% Area Median Income (AMI).
- Methodology B includes negative numbers; LUTAC members would need guidance from Commerce about how to approach negative numbers.
- Methodology B targets a large amount of housing in rural areas, but existing policies discourage growth in rural areas.
- The persons per household number used in the HAPT is significantly lower than the persons per household number that jurisdictions are using in their individual plans.
- It would be helpful to have separate lines in the HAPT that show Silverdale, Kingston, Central Kitsap, and each of the UGAs associated with cities.
- Each of the Kitsap jurisdictions is working on or has developed some form of Housing Action Plan.

LUTAC members noted that Kitsap could choose to use its own methodology, and identified several considerations that a new methodology should incorporate:

- Existing supportive services
- Recognition of existing affordable housing
- Recognition of land costs in jurisdictions
- Station area planning along the planned High-Capacity Transit routes
- Individual jurisdictions' conversations
- Jurisdictions' Housing Action Plans
- Excluding new construction of <80% AMI in rural areas and measures to strive to prevent displacement of existing <80% AMI housing
- Separate numbers for Silverdale, Central Kitsap, Kingston, and UGAs associated with cities

LUTAC members shared the following questions for Commerce staff:

- Would it be possible for the HAPT to break out Unincorporated Kitsap County so that it has separate lines for Silverdale, Kingston, Central Kitsap, and each of the UGAs associated with cities (Poulsbo UGA, Port Orchard UGA, Bremerton UGA)?



## Kitsap Regional Coordinating Council

- For the HAPT, what were Commerce's assumptions regarding persons per household?
- If Kitsap uses its own methodology for developing housing targets, can this methodology exclude rural areas from <80% AMI?
- How do housing targets developed as part of this process relate to housing targets that jurisdictions develop as part of their individual Housing Action Plans?

LUTAC members requested that KRCC staff take the following next steps:

- Identify existing social service providers.
  - Gather housing targets from jurisdictions' housing needs assessments.
  - Connect with staff from King County, Snohomish County, and Pierce County to understand their approaches to developing housing targets.
- c. **2023 Land Use Meeting Plan:** Sophie shared that the KRCC Executive Committee was in support of additional LUTAC meetings in 2023 and adjusted the KRCC budget accordingly. The Executive Committee also recommended that the February 7 KRCC Board meeting be a study session about housing targets, including an overview from the Department of Commerce. The KRCC Board approved the adjusted budget during the December 6 Board meeting.

LUTAC members recommended that Commerce's presentation on February 7 focus on implications of HB 1220 on jurisdictions' planning processes. They also recommended that Sophie lead the presentation about Commerce's methodologies.

LUTAC members added draft topics to LUTAC and PlanPOL meetings within the tentative 2023 KRCC land use meeting plan.

#### 4. Administrative Agenda

- a. **Annual Annexation Report:** LUTAC members shared that no jurisdictions completed annexations in 2022. KRCC staff will draft the annual annexation report.
- b. **Puget Sound Regional Council (PSRC) Regional Staff Committee Appointments:** LUTAC members edited the draft KRCC LUTAC roster and draft roster of KRCC appointees to the PSRC Regional Staff Committee.

#### 5. Wrap Up

- a. **Recap:** Sophie reviewed the decisions and action items listed in the table above.

#### 6. Adjourn



## Kitsap Regional Coordinating Council

### Attachment A: List of LUTAC Members in Attendance (Virtual Participation Only)

Name	Affiliation (alphabetical)
1. HB Harper	City of Bainbridge Island
2. Andrea Spencer	City of Bremerton
3. Nick Bond	City of Port Orchard
4. Jim Fisk	City of Port Orchard
5. Andrew Oliver	Leland Consulting/City of Port Orchard
6. Heather Wright	City of Poulsbo
7. Eric Baker	Kitsap County
8. Ed Coviello	Kitsap Transit
9. Nicole Leaptrot-Figueras	Naval Base Kitsap
10. Allison Satter	Naval Base Kitsap
11. Erika Harris	Puget Sound Regional Council
12. Alison O'Sullivan	Suquamish Tribe
13. Yvette Liufau	Washington State Department of Transportation
Sophie Glass	KRCC Technical Director
Pauline Mogilevsky	KRCC Land Use Program Lead



## Kitsap Regional Coordinating Council

**Kitsap Regional Coordinating Council (KRCC)  
Land Use Technical Advisory Committee (LUTAC)  
January 12, 2023 Meeting Summary | Convened via Teleconference  
Draft v.1/23/23**

Decisions and Recommendations		
<ul style="list-style-type: none"> <li>LUTAC recommended that the housing allocations KRCC develops be housed as an appendix to the Kitsap Countywide Planning Policies.</li> </ul>		
Actions	Person Responsible	Status
1. Add a discussion about HB 1377 to the February 9 LUTAC agenda.	KRCC Staff	Complete
2. Reach out to Department of Commerce staff to: <ul style="list-style-type: none"> <li>Ask for the date when its additional housing allocation guidance will be released.</li> <li>Invite Commerce staff to attend an upcoming LUTAC meeting.</li> <li>Ask about expectations for jurisdictions that receive negative housing allocations within Commerce's Housing for All Planning Tool.</li> </ul>	KRCC Staff	Complete
3. Reach out to Thurston County staff to ask about Thurston County's housing allocation process.	KRCC Staff	Complete
4. Identify housing needs for Port Orchard and Poulsbo and share the results with KRCC staff.	Nick Bond and Heather Wright	In Progress
5. Develop a shared table focused on considerations for allocating housing.	KRCC Staff	Complete

### 1. Welcome and Introductions

Sophie Glass, KRCC staff, welcomed LUTAC members to the January 12 meeting. She reviewed the meeting objectives and topics. Attachment A lists the LUTAC members and other presenters in attendance.

Debbie Clemen, Washington State Department of Transportation (WSDOT), introduced herself. Arne Bakker, Port of Bremerton, introduced himself as the new representative from the Port of Bremerton at KRCC LUTAC.

### 2. Committee Updates and Work in Progress

#### a. Population and Employment Growth Allocation Process:

- Update from WSDOT:** George Mazur notified LUTAC members that WSDOT will be sending an email to jurisdictions across the state regarding Comprehensive Plan updates. This is part of WSDOT's effort to proactively get involved in early stages of the Comprehensive Plan update process. These emails will include information about WSDOT's priority areas. Jurisdictions can reach out to WSDOT with any questions or concerns at [ORPlanView@wsdot.wa.gov](mailto:ORPlanView@wsdot.wa.gov).
- Discuss jurisdictions' approaches to 2022 population and employment numbers:** Sophie reminded LUTAC members that since November LUTAC members have been



discussing the potential need for jurisdictions to grow their 2020 population and employment numbers to 2022 to allow for accurate comparisons regarding land capacity for the 2024 Comprehensive Plan. At the December meeting, Eric Baker offered to provide jurisdictions with information about growth in the Urban Growth Areas (UGAs) associated with cities.

Eric shared that Kitsap County is meeting individually with jurisdictions to discuss growth in UGAs. He also explained that the County re-ran land capacity analyses for 2022 and found differences from the previous Buildable Lands Report. These differences resulted from changes in status of certain areas of land that were previously considered not developable. Eric noted that cities likely would not experience such a significant difference between 2019 and 2022 land capacity because they do not have as much land that could change status in this way.

LUTAC members recommended continuing to keep this item on future meeting agendas to maintain awareness among jurisdictions that are not participating in one-on-one conversations with the County.

Heather Wright noted a new piece of legislation (HB 1377) directs cities and counties to grant density bonuses for religious properties. This could be an approach for meeting affordability goals and could impact jurisdictions' capacity for housing. LUTAC members suggested adding a discussion about HB 1377 to a future LUTAC agenda.

### b. Housing Target Allocation Process:

- **Responses from Department of Commerce regarding LUTAC's questions:** Sophie shared responses from the Department of Commerce regarding the questions that LUTAC members developed during the December 8 LUTAC meeting. Commerce's responses are available in the [January 12 LUTAC packet, page 8](#).

LUTAC members shared the following comments:

- Regarding the question about persons per household, Nick Bond shared that Port Orchard will work on determining how to adjust Commerce's persons per household projection to match Port Orchard's.
- Regarding the question about excluding rural areas from <80% area median income bands, Eric expressed concerns about the relationship between the County's housing allocation and population allocation.

LUTAC members recommended inviting Commerce staff to a LUTAC meeting after Commerce's additional guidance is released. KRCC staff will reach out to Commerce staff to ask for a date of guidance release and invite Commerce to an upcoming LUTAC meeting.

LUTAC members also requested that KRCC staff ask Commerce about expectations for jurisdictions that receive a negative number using the Housing for All Planning Tool.

- **Initial information about other counties' processes:** Sophie reminded LUTAC members that based on their request at a previous meeting KRCC staff have begun reaching out to staff at King, Pierce, and Snohomish Counties to gather information about other jurisdictions' processes for developing housing allocations.





Sophie shared that King County originally adopted housing targets in 2021 as part of the Countywide Planning Policy (CPP) update. Now, King County is working on aligning housing targets to the new requirements. Liz Underwood-Bultmann noted that King County's 2021 housing targets are consistent with the housing needs provided by Commerce, and that King County is now developing models to distribute housing allocations among jurisdictions.

Snohomish County also developed housing targets previously and is working on updating them using a new Methodology C. Currently, Snohomish County has paused its work until Commerce releases additional guidance in February. Snohomish County staff emphasized the importance of carefully planning the timing of sharing draft numbers with policymakers.

Sophie explained that KRCC staff will meet with Pierce County staff later in January and share information about Pierce County's process at the next LUTAC meeting. Liz shared that Pierce County has adopted housing targets and is in the process of allocating housing by income band.

LUTAC members shared the following comments and questions:

- King County's housing target model is complex, and Kitsap may not have the ability to create a similar model.
- King and Snohomish Counties each created a new methodology that incorporates the ratio of low wage jobs to workers. What does this mean and how does it impact housing targets?
- When sharing draft housing allocations with the KRCC Board, LUTAC should be thoughtful about the timing and content that is shared. This could involve showing the Board the total amount of housing need first, before dividing it among jurisdictions.
- LUTAC should create a succinct, descriptive name for Methodology C that clarifies its intended outcomes.

LUTAC members requested that KRCC staff continue to keep LUTAC aware of other jurisdictions' processes. They also requested that KRCC staff reach out to staff at Thurston County to learn about its housing allocation process.

- **Inventory of jurisdictions' Housing Needs Assessment estimates:** Sophie reminded LUTAC members that KRCC staff organized a spreadsheet that includes information from the Department of Commerce's Housing for All Planning Tool. Based on LUTAC's previous request, KRCC staff searched for information about jurisdictions' housing needs to add to the spreadsheet but were unable to find relevant information for every jurisdiction. Nick and Heather offered to find and share housing needs information for their jurisdictions with KRCC staff.
- **Social services inventory:** Sophie shared the inventory of social services in Kitsap County that KRCC staff developed at LUTAC's request.

LUTAC members explored approaches for developing a housing allocation methodology that is both manageable and analytically defensible.





## Kitsap Regional Coordinating Council

LUTAC requested that KRCC staff develop a shared table that includes each consideration, sources of information about each consideration, and a numeric outcome that can be applied to the consideration. At the next LUTAC meeting, LUTAC members can add information to the table and discuss an approach to using it to develop a methodology.

c. Prepare for February 7 KRCC Board/LUTAC Study Session

- **Discuss Executive Committee feedback on and review draft agenda and slides:**  
LUTAC reviewed the draft February 7 meeting slides and made edits.

LUTAC members recommended using the phrase “countywide housing allocations within growth targets” to avoid confusion.

LUTAC members recommended that the housing allocations KRCC develops be housed as an appendix to the CPPs.

### 4. Administrative Agenda

- a. **Puget Sound Regional Council (PSRC) Regional Staff Committee Appointments:** Sophie shared that Joe Morrison, Kitsap Economic Development Alliance (KEDA), requested the opportunity to attend future LUTAC meetings. LUTAC members agreed to invite Joe to LUTAC meetings on behalf of KEDA.

### 5. Wrap Up

- a. **Recap:** Sophie reviewed the decisions and action items listed in the table above.

### 6. Adjourn



**Attachment A: List of LUTAC Members in Attendance (Virtual Participation Only)**

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6. Eric Baker	Kitsap County
7. Ed Coviello	Kitsap Transit
8. Nicole Leaptrot-Figueras	Naval Base Kitsap
9. Allison Satter	Naval Base Kitsap
10. Marla Powers	Port Gamble S'Klallam Tribe
11. Arne Bakker	Port of Bremerton
12. Erika Harris	Puget Sound Regional Council
13. Liz Underwood-Bultmann	Puget Sound Regional Council
14. Alison O'Sullivan	Suquamish Tribe
15. George Mazur	Washington State Department of Transportation
16. Debbie Clemen	Washington State Department of Transportation
Sophie Glass	KRCC Technical Director
Pauline Mogilevsky	KRCC Land Use Program Lead

1/20/22

**1. Question: Is there a date when they can expect Commerce's housing target guidance to be released? Additionally, after this guidance is released, would you or your colleagues be able to attend a LUTAC meeting to discuss this guidance with LUTAC?**

**Commerce's Response:** The housing target guidance (final housing numbers and allocation guidance) will be finalized by the end of February. Until then, our [draft guidance on allocation](#) is out and can be used as the basis for discussions. We are able to come to LUTAC meetings on Feb. 23 or March 9<sup>th</sup> to discuss the guidance. I'm not sure if the guidance will be published on Feb 23, but it will be just about finalized. Therefore, please let me know if you have a preference of date and then send me an invitation.

**2. Question: What are the expectations in terms of housing targets for jurisdictions that end up with negative numbers using HAPT Methodology B?**

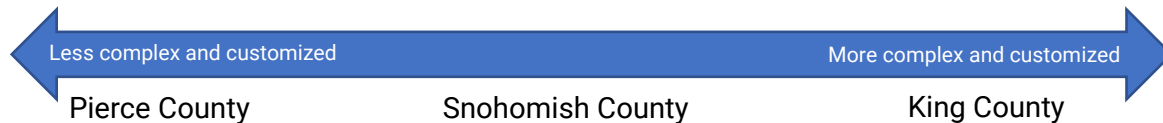
**Commerce's Response:** Negative numbers means a jurisdiction should look at strategies to shift affordability of those units to a different affordability bracket. We recognize this is tricky and not something that typically falls into land use planning, but there are a few ideas for how to do this in the [allocation guidance on page 25](#) under the heading "Using Existing Housing Stock to Meet Affordability Goals." To that list of solutions, I would add allowing existing housing units to be divided up into more than one housing unit – whether that is by allowing a single family home to become a duplex or triplex or by lot splitting (both of which the legislature is looking at allowing and/or mandating now with bills up for consideration).

## Puget Sound Counties' Approach to Housing Allocations

Draft v. 1/25/23

### Snapshot

Each county in the Puget Sound Region is taking a slightly different approach to housing allocations. Below is a simplified snapshot of the degree of complexity each jurisdiction chose to use in creating a methodology for housing allocations:



### Jurisdiction: King County

**Status:** King County adopted housing targets as a part of its 2021 Countywide Planning Policies update. Now jurisdictions are squaring those targets with the new need requirements from HB 1220 via a CPP amendment process.

**Process:** Work with various housing committees throughout King County at the staff and policy-levels. Consult with housing nonprofits and other stakeholders.

#### Methodology:

Focus on New Growth Adjusted for Local Factors:

- All countywide housing needs are accommodated through new housing production
- Total new units allocated to each jurisdiction is limited to their share of planned countywide housing growth
- All jurisdictions initially receive a total new unit allocation that is equal to their percent share of total countywide growth
- Then, uses three different weighting factors to adjust the total new unit need allocation within a jurisdiction:
  - Percent share of housing that's currently affordable at 0-80 percent AMI
  - Percent share of housing that's currently income restricted at 0-80 percent AMI
  - Subregional ratio of low-wage jobs to low-wage workers
    - The ratio of low-wage jobs to low-wage workers was established at a subregional level to account for the regional nature of jobs, meaning all jurisdictions in that subregion get the same score for that factor. The other two factors—the percent share of income restricted housing and homes affordable at or below 80% AMI are calculated based on the jurisdiction's totals and do not factor in subregional conditions.
- Place different weights on each of the factors:
  - 50% weight on share of housing that's affordable

- 25% weight each on share of housing that's income-restricted
- 25% weight on low-wage job import/export
- Reason for this weighting is that homes that are affordable is a more stable and place-based indicator. Workers are more likely to move than housing units are, and more renters find housing on the broader housing market that's not income-restricted.
- This final allocation is then divided into different income levels by analyzing how many units currently exist in each jurisdiction at each income level, and then placing more of that jurisdiction's allocation at income levels where they have less housing than the countywide average.

**Lessons Learned** (1/18/23 call with McCaela Daffern, Rebecca Maskin):

- It was extremely helpful to have a guiding set of principles that the elected officials approved at the onset.
- To get buy-in, King County included community organizations/stakeholders in the allocation process.
- Adding more than the 3 factors described above did not significantly change the outcomes of the methodology.
- Per the Metropolitan Council (Twin Cities), there is a concern around tying housing allocations to transit due to a potential consequence of jurisdictions wanting to limit transit to avoid having added housing growth.

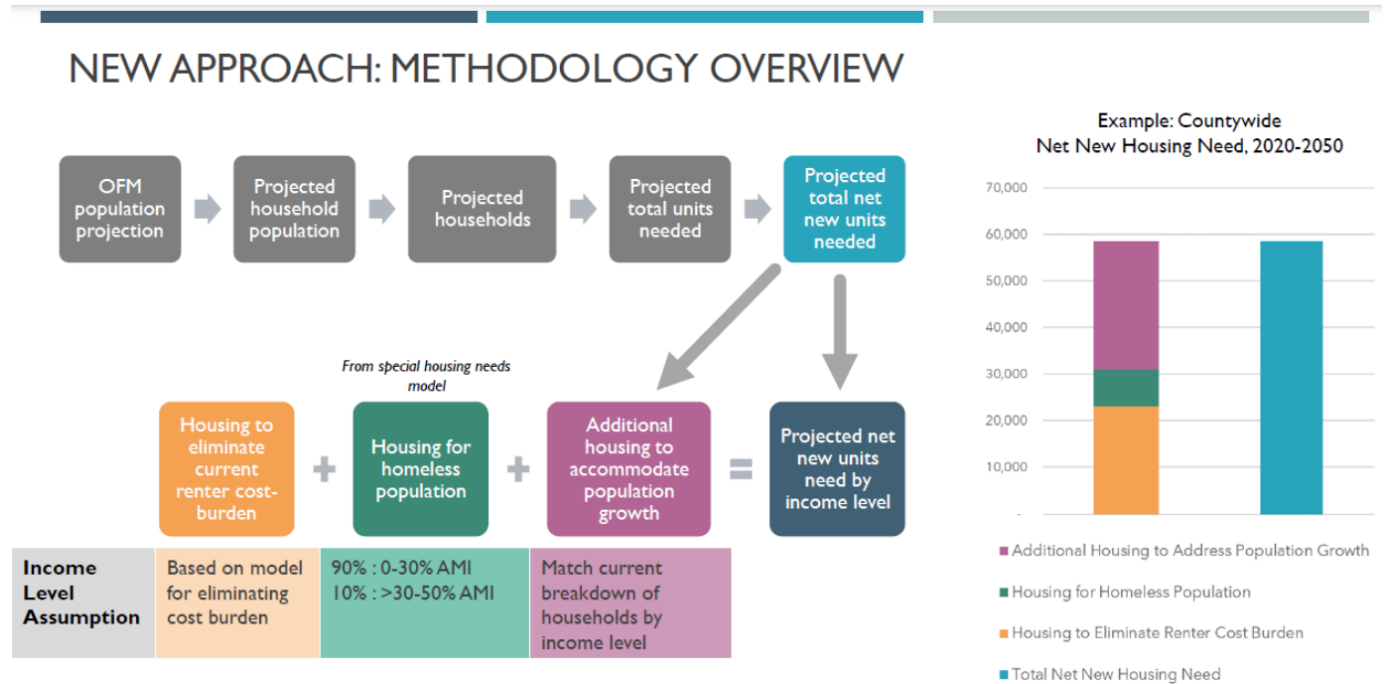
**Resources:**

- [Frequently Asked Questions on Growth Targets, Housing Need, and Comprehensive Plans](#) (Dec. 2022).
- Recent Affordable Housing Committee [staff report on jurisdictional housing need](#) (September 23, 2022)
- 2021 GMPC [staff report on targets](#) (page 7, final adopted targets [here](#)) (March 31, 2021)
- [Dashboard](#) (leave password blank – the page is not actually password protected)

## Jurisdiction: Snohomish County

**Status:** Snohomish County has developed draft 2044 initial housing targets for jurisdictions that are still under review at the various Snohomish County Tomorrow committees.

**Process:**



### Methodology:

Essentially, Method C builds off of Method A but gives jurisdictions “credit” for their existing affordable housing supply to be closer to Commerce’s fair share model but avoids the negative numbers that Method B generates. Commerce’s guidance provides for the ability of counties to work in collaboration with their cities and towns to adjust the outputs of the HAPT tool, provided that the sum of the adjusted housing needs allocated to local jurisdictions adds to the total countywide housing need projection. This should be the case for each income level, PSH and emergency housing. The calculation of the Method C allocation specifically involved:

- Comparison of the percent distribution of housing supply affordable by income category within each jurisdiction in 2020 with the percent distribution of countywide housing supply affordable by income category in 2020.
- For those jurisdictions which are underrepresented in 2020 in an income category relative to the countywide shares, the Method A 2020-2044 housing allocation within that income category was increased by an amount identical to the jurisdiction’s numeric underrepresentation.
- For those jurisdictions which are overrepresented in 2020 in an income category relative to the countywide shares, the Method A 2020-2044 housing allocation within that income category was reduced by an amount identical to the jurisdiction’s numeric overrepresentation.

- If a jurisdiction was overrepresented in an income category by an amount which exceeds the Method A 2020-2044 housing allocation within the income category (creating a negative future growth assignment), then the growth amount within that income category was set to zero and a proportional redistribution of housing needs for the jurisdiction's remaining income categories with positive growth is calculated.
- Jurisdictional allocations of housing need by income category were controlled to Commerce's countywide housing need by income category and the jurisdiction's 2020-2044 housing growth target.
- Countywide Permanent Supportive Housing and emergency housing needs are allocated in proportion to the jurisdiction's target share of countywide housing unit growth.

**Lessons Learned** (1/10/2023 phone call with Stephen Toy and Amber Piona):

- Be prepared for the “sticker shock” associated with the magnitude of the housing targets generated by the HAPT tool.
- Commerce's guidance and tools are rolling out incrementally and the “dust should settle” after Commerce releases the updated HAPT tool in February.
- King and Snohomish Counties have previously generated housing targets as part of VISION 2040 so they have more experience than Kitsap County in this respect.

**Resources:**

- Housing Characteristics and Needs Report [Appendix D: Draft Housing Targets](#) (page 35)
- [Housing Characteristics and Needs Report Chapter 4](#): Distribution of Housing Targets Across Income Bands (page 50)



## Jurisdiction: Pierce County

**Status:** Exploring using Commerce's (draft) fair share allocation tool based on the County's adopted targets.

**Process:** Follow the Housing for All Planning Tool (HAPT) from Commerce.

**Methodology:** Use Option B from HAPT:

- By the end of the planning period, each jurisdiction should be planning to provide the same percentage share of their total housing supply at each income level as needed countywide.
- Jurisdictions that have less affordable housing (as of 2020) are allocated a greater share of affordable housing needs.
- This can result in some negative allocations where jurisdictions already have more than their share of projected countywide needs.

Pierce County is comfortable with keeping the negative numbers as part of their results and treats negative numbers as an indication that jurisdictions should focus their housing growth to other income bands.. Pierce County is prioritizing simplicity and efficiency and therefore chose to use Commerce's existing methodology.

**Lessons Learned** (1/17/23 call with Erika Hunt and Angie Silva):

- Pierce County is still in the process of developing their housing allocations and have no concrete lessons yet.

**Resources:** See [Draft Guidance for Allocating Project Countywide Housing Needs to Local Jurisdictions](#) page 9 for information about Allocation Method B.

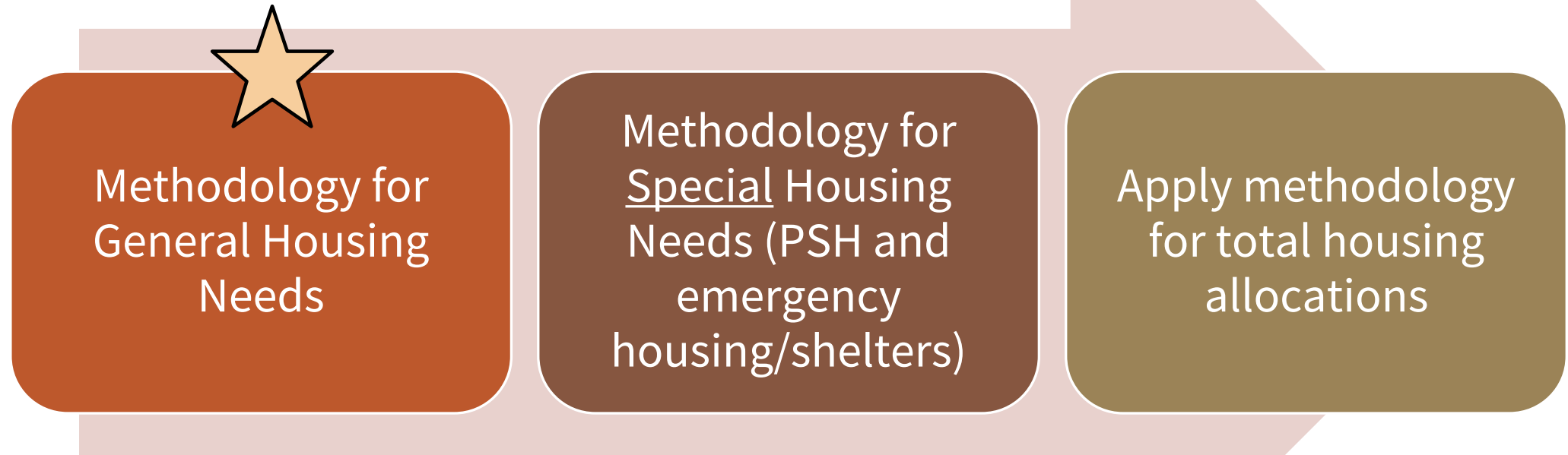


# Housing Allocation Slides - LUTAC

Based on written documentation from jurisdictions. However, these slides have not been fact-checked by the jurisdictions themselves.

# Process

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# Pierce County Methodology

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## Using Commerce's Housing for All Planning Tool Methodology B

- By the end of the planning period, each jurisdiction should be planning to provide the same percentage share of their total housing supply at each income level as needed countywide.
- Jurisdictions that have less affordable housing (as of 2020) are allocated a greater share of affordable housing needs.
- This can result in some negative allocations where jurisdictions already have more than their share of projected countywide needs.

Fair Share Housing  
Allocation from  
Commerce





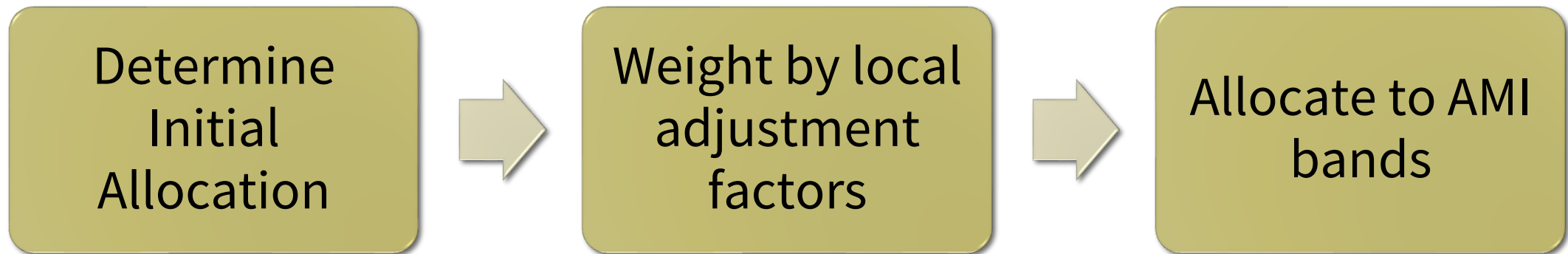
# King County Methodology

Increase housing choice in places with...

- Fewer affordable housing options
- Fewer income-restricted housing options
- A greater imbalance of low-wage workers to low-wage jobs

# King County Methodology

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# King County Methodology

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## Determine Initial Allocation

- Use growth targets to determine jurisdictional need.
- Determine initial allocation of both below and above 80% AMI, by multiplying total jurisdictional housing needs by percent of countywide needs below 80% AMI



# King County Methodology

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Weight by local  
adjustment  
factors

Criteria	Weight
Percent share of housing that's currently <b>affordable</b> at 0-80% AMI	50%
Percent share of housing that's currently <b>income restricted</b> at 0-80% AMI	25%
Subregional ratio of <b>low-wage jobs to low-wage workers</b>	25%

Apply local weighting factors to initial allocation below 80%.

# King County Methodology

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## Allocate to AMI bands

For <80% AMI

- Adjust jurisdictional need allocations by AMI band according to existing units affordable in jurisdictions at different AMI bands.
- Multiply new percentages by Weighted Allocation.

For >80% AMI

- Calculate remainder of growth target to be allocated to bands above 80% AMI.
- Adjust Countywide Need Allocations above 80% AMI band according to countywide need in those bands

Read more: <https://kingcounty.gov/~media/depts/community-human-services/housing-homelessness-community-development/documents/affordable-housing-committee/Meeting-09,-d-,29,-d-,2022/JurisdictionalHousingNeedsStaffReport20220929.ashx?la=en>

# Snohomish County Methodology



Adjusts the allocation within affordable income bands by local factors that increase housing choice in places which currently offer fewer affordable housing options

# Snohomish County Methodology

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## STEP 1



Calculated using Commerce's  
% of 2020 countywide units  
in income category

# Snohomish County Methodology

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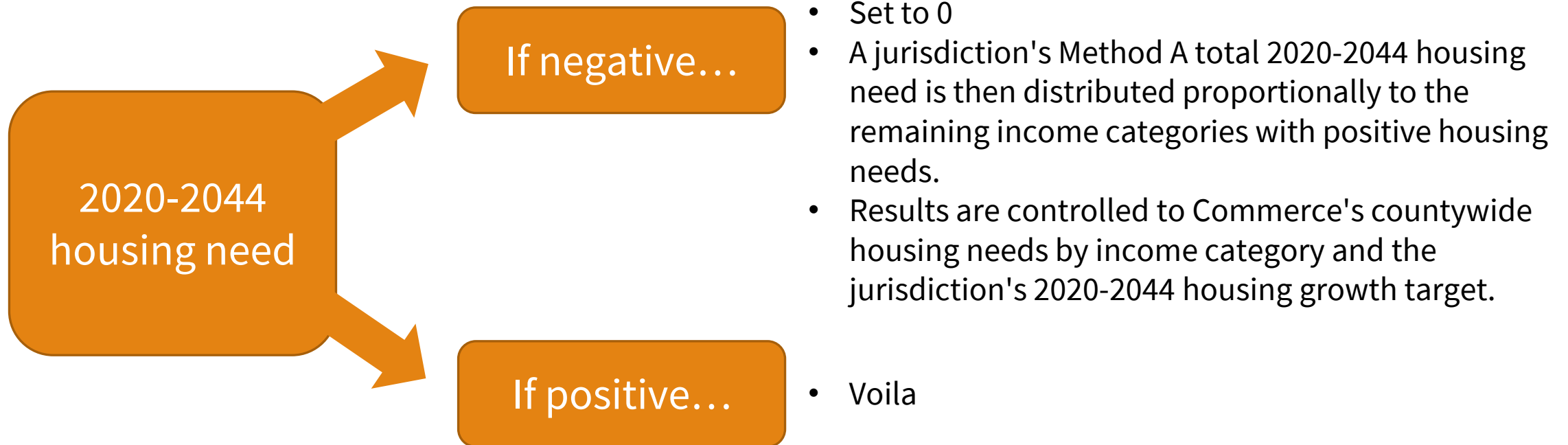
## STEP 2



# Snohomish County Methodology

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## STEP 3





## Kitsap Regional Coordinating Council

**Tentative 2023 Meeting Plan for**  
**Land Use Technical Advisory Committee (LUTAC) and Land Use Policy Committee (PlanPOL)**  
**DRAFT v. 1/29/23**

January 12 LUTAC Meeting	February 7 KRCC Board/LUTAC Housing Target Meeting	February 9 LUTAC Meeting	February 23 LUTAC Meeting	March 9 LUTAC Meeting	March 21 PlanPOL Meeting	March 23 LUTAC Meeting	April 13 LUTAC Meeting
Agenda Items: <ul style="list-style-type: none"><li>• Review slide deck and talking points for February 7 meeting</li><li>• Population and employment targets – baseline numbers</li><li>• KRCC staff present updated numbers for UGAs</li><li>• KRCC staff share out on social services inventory</li></ul>	Agenda Items: <ul style="list-style-type: none"><li>• Dept of Commerce presentation (foundations of housing targets for elected officials)</li><li>• Policy implications to be aware of (taking into account existing housing stock, rural areas, how to approach too much stock in certain income bands)</li><li>• Methodologies<ul style="list-style-type: none"><li>○ A, B, C - pros and cons</li><li>○ HAPs vs. housing targets</li><li>○ Question: inputs to consider for local Kitsap method?</li></ul></li><li>• <i>[Don't show actual numbers – focus on policies and methodologies]</i></li></ul>	Agenda Items: <ul style="list-style-type: none"><li>• Population and employment targets – baseline numbers</li><li>• KRCC staff present on other counties' housing target approaches</li><li>• KRCC staff present comparison of Housing Needs Assessment numbers</li></ul> <div>WE ARE HERE</div>	Agenda Items: <ul style="list-style-type: none"><li>• Population and employment targets – baseline numbers</li><li>• Discuss methodology C approach</li><li>• Confirm March 21 PlanPOL meeting topics</li></ul>	Agenda Items: <ul style="list-style-type: none"><li>• Population and employment targets – baseline numbers</li><li>• Commerce guidance on implementation (invite Commerce)</li><li>• Confirm methodology C to share with PlanPOL</li></ul>	Agenda Items: <ul style="list-style-type: none"><li>• Affordable housing round-robin</li><li>• Explain methodology C</li><li>• Tentative goal: show methodology C targets</li></ul>	Agenda Items: <ul style="list-style-type: none"><li>• Discuss April PlanPOL agenda</li></ul>	Agenda Items: <ul style="list-style-type: none"><li>• TBD</li></ul>
April 18 PlanPOL Meeting	April 27 LUTAC Meeting	May 11 LUTAC Meeting	May 25 LUTAC Meeting	June 20 PlanPOL Meeting	September 14 LUTAC Meeting	October 17 PlanPOL Meeting	November 9 LUTAC Meeting
Agenda Items: <ul style="list-style-type: none"><li>• Review draft housing targets</li><li>• Affordable housing round-robin</li><li>• Confirm materials for May 2 KRCC Board meeting</li></ul>	Agenda Items: <ul style="list-style-type: none"><li>• Final preparation for May 2 KRCC Board meeting</li></ul>	Agenda Items: <ul style="list-style-type: none"><li>• Debrief May 2 KRCC Board meeting and discuss any changes to the housing targets</li></ul>	Agenda Items: <ul style="list-style-type: none"><li>• Prepare for June 6 KRCC Board meeting</li><li>• Discuss candidate countywide centers</li></ul>	Agenda Items: <ul style="list-style-type: none"><li>• Affordable housing round-robin</li></ul>	Agenda Items: <ul style="list-style-type: none"><li>• TBD</li></ul>	Agenda Items: <ul style="list-style-type: none"><li>• Affordable housing round-robin</li></ul>	Agenda Items: <ul style="list-style-type: none"><li>• Annual annexation report</li><li>• PSRC RSC appointment</li></ul>