

State-Projected Housing Needs

Implementing HB 1220

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Washington State
Department of
Commerce

New ways to plan for housing:

HB 1220 (laws of 2021) significantly changed Growth Management Act (GMA) housing element requirements.

Commerce is developing guidance and projections of housing need to incorporate in periodic updates.

HB 1220:

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

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)

HB 1220: More changes...

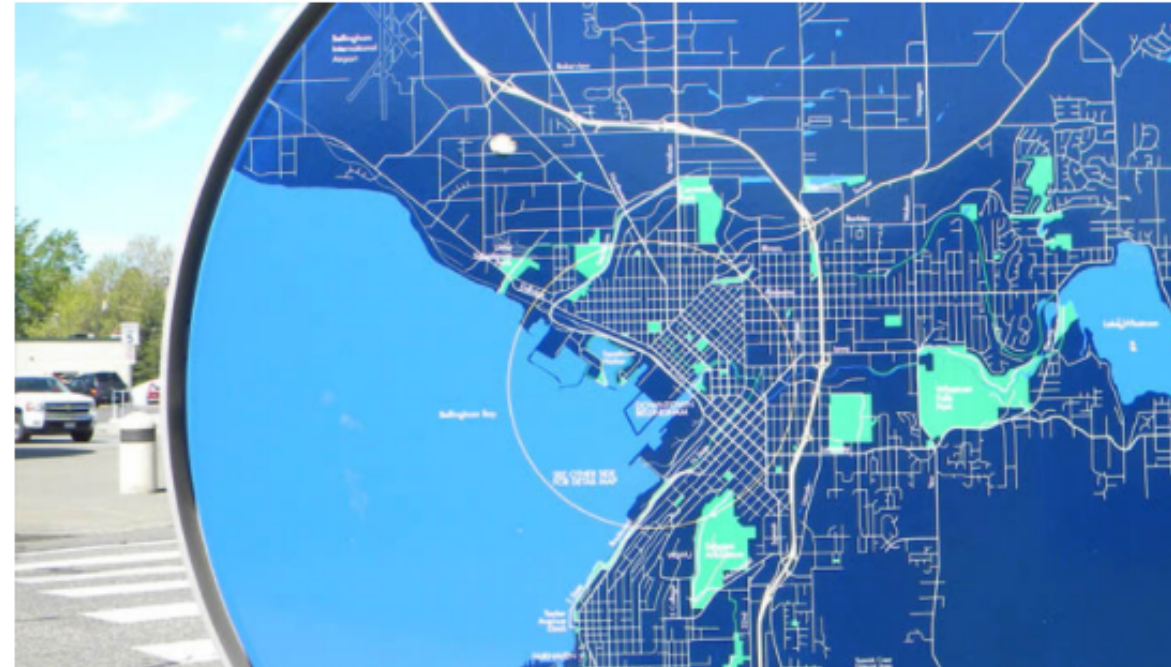
Disparate impacts, displacement and exclusion

- **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

Updating the Housing Element

- Part of the 10-year periodic update due Dec. 31, 2024
- Significant grant funds are coming to review and update comprehensive plans & development regulations
- Middle housing grants
- Checklists and other resources available starting June 2022

Growth Management Act Periodic Update



Updated resources coming summer 2022!

Commerce is Projecting Housing Needs

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

Allocation of Projected Housing Needs

	Total	0-30%	>30-50%	>50-80%	>80-100%	>100-120%	>120%
Countywide Current Units	113,248	4,326	11,984	34,621	19,745	8,096	34,477
Countywide Additional Units Needed (2020-2050)	25,938	10,871	627	0	0	0	14,440
Sum of Allocation to Jurisdictions (from User Inputs)	25,938	10,871	627	0	0	0	14,440

**zzDemo
County**

100.00%	<-- Sum of user inputs for jurisdiction shares of county future net housing need. If below 100%, increase shares. If above 100%, decrease shares.
Met Target	

Current Share of County Population	User Input - Share of County Growth		Total	0-30%	>30-50%	>50-80%	>80-100%	>100-120%	>120%	
65.21%	47.00%	Unincorporated zzDemo County	Current Units by Affordability Level (2020)	72,321	1,899	7,581	21,760	13,938	3,832	23,310
			Default - Allocation of Need (2020-2050)	16,913	7,844	195	0	0	0	8,875
			User Input - Allocation of Need (2020-2050)	12,191	7,328	34	0	0	0	4,829
9.01%	12.00%	zzSuburban City	Current Units by Affordability Level (2020)	11,251	331	331	788	1,150	2,073	6,578
			Default - Allocation of Need (2020-2050)	2,336	1,152	347	0	0	0	836
			User Input - Allocation of Need (2020-2050)	3,113	1,237	432	0	0	0	1,443
15.78%	25.00%	zzCore City	Current Units by Affordability Level (2020)	18,351	1,452	3,030	8,960	2,496	879	1,534
			Default - Allocation of Need (2020-2050)	4,094	999	0	0	0	0	3,096
			User Input - Allocation of Need (2020-2050)	6,484	1,260	0	0	0	0	5,225
5.66%	8.00%	zzSmall City	Current Units by Affordability Level (2020)	6,209	288	619	2,051	1,246	717	1,288
			Default - Allocation of Need (2020-2050)	1,467	550	30	0	0	0	887
			User Input - Allocation of Need (2020-2050)	2,075	617	59	0	0	0	1,400
4.34%	8.00%	zzLittle City	Current Units by Affordability Level (2020)	5,116	356	422	1,062	915	594	1,767
			Default - Allocation of Need (2020-2050)	1,127	326	55	0	0	0	746
			User Input - Allocation of Need (2020-2050)	2,075	429	102	0	0	0	1,544

Allocate & Plan for Projected Housing Needs

Allocate countywide housing needs by income bracket

- Commerce will provide allocation tool and countywide housing needs
- Recommend counties use existing coordination process for allocating countywide needs
- Counties & cities should agree on housing needs allocation that sums to total countywide need

Plan for housing needs

- Review zoning assumptions
- Review other regulations, fee structures, incentives, etc. which influence housing
- Make adjustments zoning & programs to accommodate housing needs

Review Racially Disparate Impacts

Discriminatory impacts review

- Review land use policy and regulations that have demonstrated disparate impacts

Displacement risk review

- Identify areas that are at risk of displacement
- Review local policy and regulatory updates that could reduce displacement

Review policy and regulatory options to address impacts

Guidance coming in August for public review

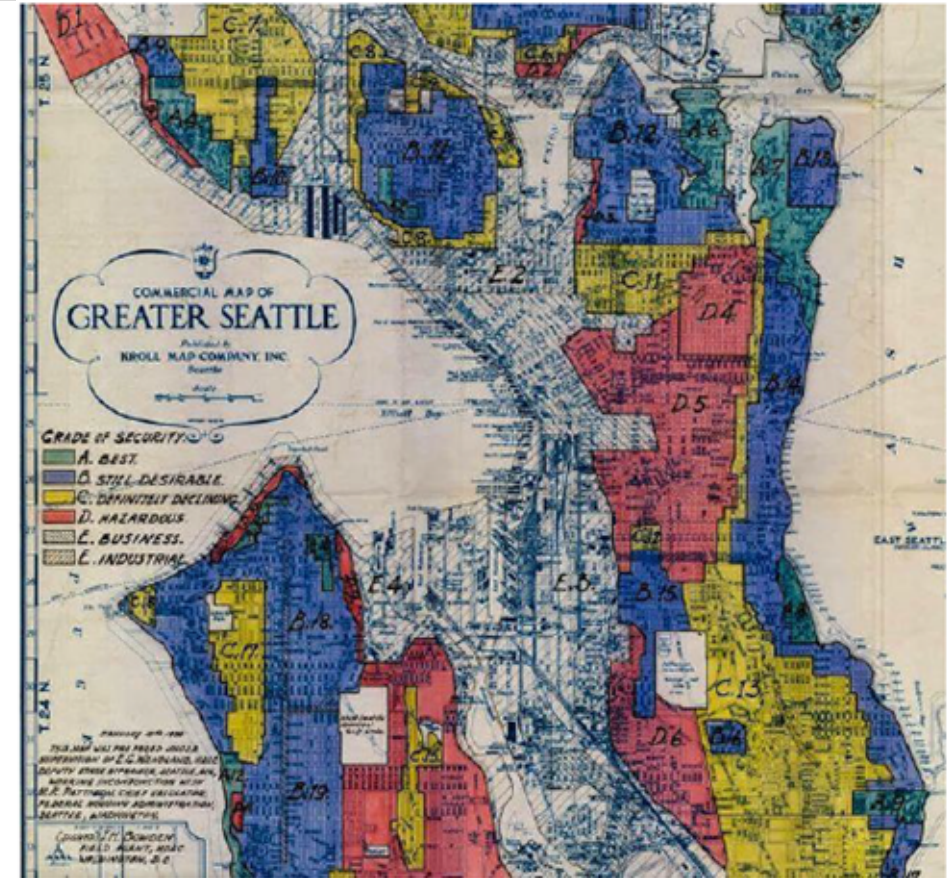


Image: National Archives Seattle Public Library online collections, courtesy of Wing Luke Museum

Resources

- Updated housing element guidance draft coming this fall
- Webinars on housing element updates in fall/winter
- Housing team available for technical assistance
- Housing short course available
- Grants (periodic update and middle housing)

Planning for Housing



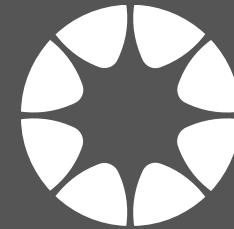
Jump to

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

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

[Housing EZView website](#)

Questions?



Washington State
Department of
Commerce

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

www.commerce.wa.gov



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