

GMA Work Program – Current and Potential Work

GMASC Workshop

June 29, 2023

Substantive Work in 2023 GMA Work Program

- Growth Monitoring
- Growth Allocations

Components of Estimates

- Uses OFM low, medium, and high population estimates
- Compares existing housing supply 2020 and net new housing needed (2020-2045)
- Income and service level categories

Permanent Housing Needs by Income Level (% of Area Median Income)							Emergency Housing Needs (Temporary)
0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%	
Non-PSH	PSH						

Data for Skagit County

Table 2: Projected Countywide Housing Needs Based on User Inputs

Skagit County	Affordability Level (%)			
	0-30%		30-50%	
Population Target = 160,830	Total	Non-PSH	PSH	
Total Future Housing Needed (2045)	70,521	5,160	1,324	8,207
Estimated Housing Supply (2020)*	52,962	1,937	62	5,329
Net New Housing Needed (2020-2045)	17,559	3,223	1,262	2,878

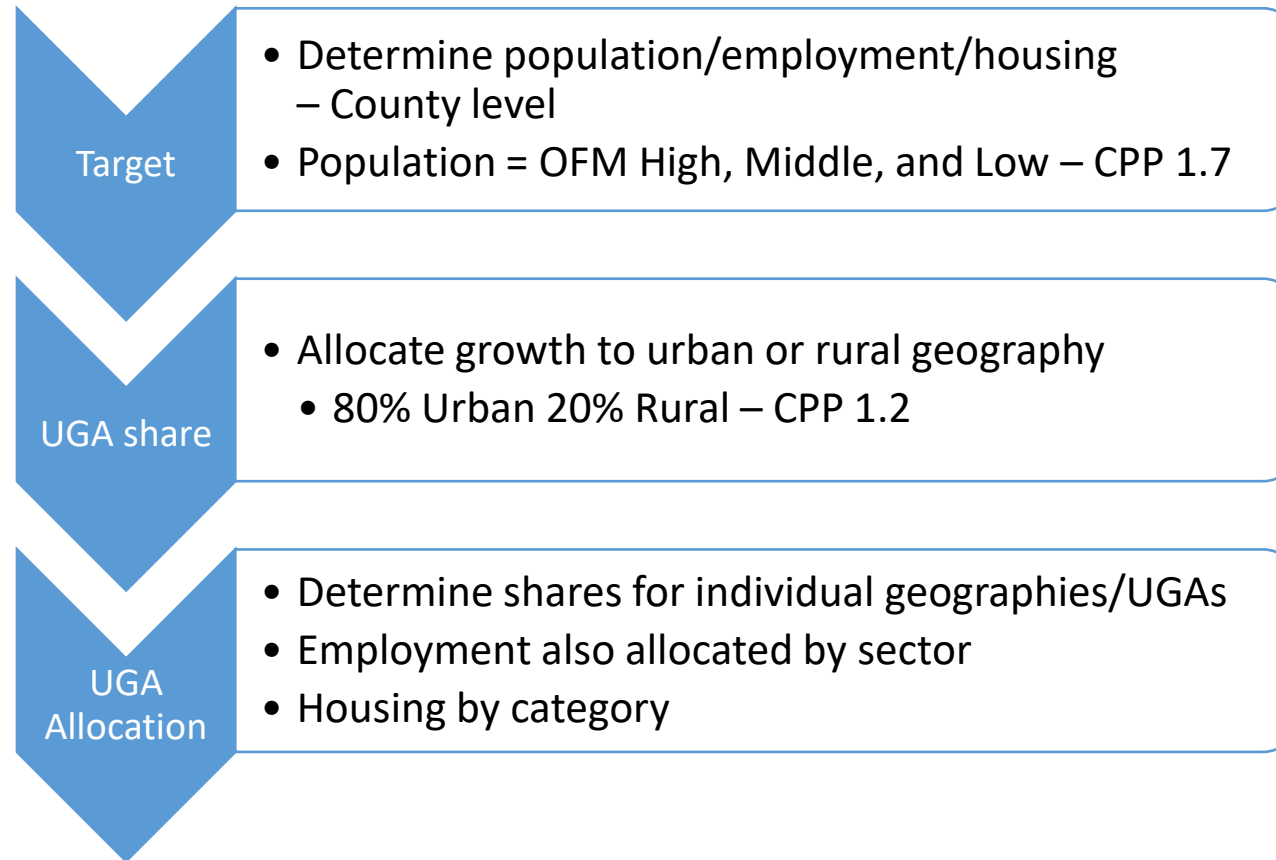
Population Target = 160,830	% of Area Median Income)				Emergency Housing/Shelter Beds
	50-80%	80-100%	100-120%	120%+	
Total Future Housing Needed (2045)	16,079	9,441	6,463	23,847	799
Estimated Housing Supply (2020)*	13,558	8,089	5,262	18,724	310
Net New Housing Needed (2020-2045)	2,521	1,352	1,200	5,123	489

- 17,559 new units needed by 2045
- Translates to 702 units/year

1220 Implementation – GMA Growth Allocations

- Housing allocations will be included with the population and employment allocations
- Department of Commerce provides two methods and allocations by jurisdiction – not UGA
- Guided by Countywide Planning Policies (CPPs)

Skagit County Growth Allocation Process



Countywide Planning Policies

The Growth Allocation Process is guided by the following CPPs:

- 1.1 Urban growth shall be allowed only within cities and towns, their designated Urban Growth Areas (“UGAs”) and within any non-municipal urban growth areas already characterized by urban growth,...
- 1.2 Cities and towns and their urban growth areas, and non-municipal urban growth areas designated pursuant to CPP 1.1, shall include areas and densities sufficient to accommodate as a target 80% of the county's 20-year population projection.

Countywide Planning Policies - Cont.

1.7 The baseline for 20-year countywide population forecasts shall be the official Growth Management Act Population Projections from the State of Washington's Office of Financial Management. The Growth Management Act Technical Advisory Committee ("Planners Committee") shall recommend the process for allocating forecasted population and employment, which shall be cooperatively reviewed by the Growth Management Act Steering Committee ("GMASC"), consistent with the 2002 Framework Agreement. Final growth allocations will be ratified by each government's legislative body. The growth allocation process shall use the procedures in Appendix B, which calls for the following steps:

- a. Initial Growth Allocations;
- b. Reconciliation;
- c. Long Term Monitoring; and
- d. Allocation Adjustment.

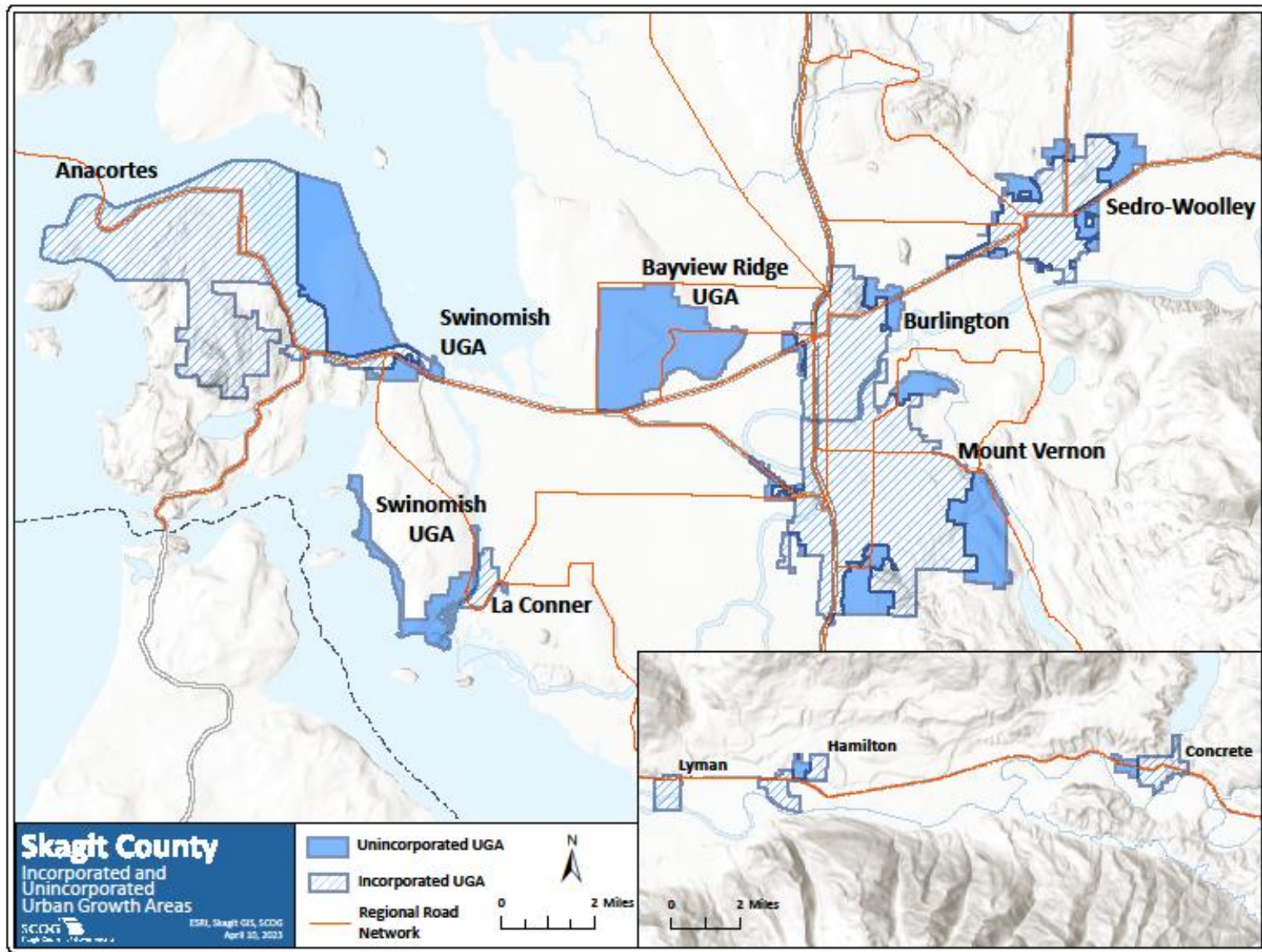
Urban Growth Areas

Consistent with CPPs

- Anacortes
- Burlington
- Mount Vernon
- Sedro-Woolley
- Concrete
- Hamilton
- La Conner
- Lyman
- Bayview Ridge
- Swinomish

Not Consistent with CPPs

- New Urban Areas (FCCs)
- Urban Reserves



Allocation Timeline

- Growth Projections from Office of Financial management (OFM):
 - Middle – 160,830 (2045) 166,281 (2050)
- Growth Develop Initial Growth Allocations – Now through end of 2023
- Growth Management Act Steering Committee (GMASC) Agrees – December 2023
- Initial Growth Allocations used to develop Jurisdictions GMA Comprehensive Plans (land capacity analysis, capital facilities, UGA sizing) – 2024
- Reconciliation Process if need (allocations cannot be accommodated) – Late 2024
- GMASC Recommends Final Growth Allocations to Board of County Commissioners – Early 2025

Potential Regional Work and Collaboration

HB 1181 – Climate and Resiliency

- New Goal for GMA – Climate and Resiliency – Not included in current CPPS
- Reduce Greenhouse Gas Emissions (GHG) and Vehicle Miles Traveled (VMT) per Capita by Jurisdiction – WSDOT required to produce estimates
 - References land use patterns and transportation systems – could affect allocations, travel demand model, regional transportation plan, data collection requirements etc
- Requires Multimodal Level of Service (LOS) for Transportation Systems
 - WSDOT is responsible for setting LOS for statewide significant facilities – I-5
 - Regional Transportation Planning Organizations (SCOG) are responsible for establishing LOS for all other state facilities
 - Locals responsible for local systems
 - All required to be coordinated – typically through the RTPO (SCOG) and documented in the regional transportation plan
 - Skagit Transit and WSDOT will need to be more involved than previously

HB 1181 – Climate and Resiliency – Cont.

- Climate change element must reduce overall greenhouse gas emissions (GHG)
 - Identifies land use and Transportation
 - Prioritize reductions that benefit overburdened communities
 - Must be supported by scientifically credible projections
 - Cannot restrict population growth or limit growth in order to achieve requirements
- Number of other requirements – tree canopy, green infrastructure, equity analyst, natural hazard mitigation plan, etc
- State must publish intermediate set of guidelines no later than December 31, 2023

HB 1220 - Housing

- Growth Allocation Process must include housing units by income level – current work program
- Local Comprehensive plans must plan for and accommodate affordable housing
 - Should strategies be coordinated across jurisdictions or countywide?
- Identify sufficient land and zoning capacities for the housing types based on the housing needs provided by Commerce
 - Land Capacity methodologies will have to change – CPP 1.8 requires consistent land capacity analysis
- Numerous other requirements that directly affect jurisdictions – equity analysis, areas at high risk of displacement, anti-displacement policies, racially disparate impacts, etc

Other Notable Bills

- SB 5457 – Allows cities and towns with less than 500 population to opt out of full comprehensive plan update process
 - Lyman and Hamilton
- SB 5593 – Each county that designates UGAs must review the patterns of development within the UGA during the periodic comprehensive plan update
- HB 1337 – Expanding housing options by easing barriers to the construction and use of ADUs
- HB 1110 – Creating more homes for Washington by increasing middle housing in areas traditionally dedicated to single-family detached housing – Pertains to Mount Vernon only

Questions – Discussions – Thoughts

- Should the CPPS be amended to address new requirements?
 - New GMA Goal – Climate and Resiliency
 - Housing requirements
 - Other items?
- Data, Tools, Analysis
 - Current SCOG data and tools are not sensitive to VMT/GHG analysis or multimodal level of service
 - Land capacity analysis needs to change to account for housing by income level
- Is there work that should be done regionally or lead by SCOG as the RTPO, MPO or GMA administration?
 - Resourcing and funding options?

Questions and Discussion

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