**Appendix B. Growth Allocations Procedures**

The process of setting and reviewing growth allocations shall be consistent with the 2002 Framework Agreement among Skagit County, the cities and towns as currently adopted or amended.

* + 1. **Initial Growth Allocations:** The Planners Committee will develop initial population, employment and housing allocations for review and adoption by the GMASC.
			1. The initial population allocations will be based on the most recently published official 20-year population projections for Skagit County from the Office of Financial Management.
			2. The initial housing allocations for review and adoption by the GMASC will be based on the Department of Commerce methodology or an approved equivalent quantitative methodology.

Jurisdictions shall use these initial allocations for at least one of the plan alternatives they evaluate for their GMA plan updates and housing plan updates .

* + 1. **Reconciliation for Population and Employment Allocations:** Once the GMA comprehensive plan updates of jurisdictions have identified a preferred growth plan with sufficient detail to determine if the population and employment allocation can be accommodated, the GMASC will review and, if necessary, recommend adjusting the population and employment growth allocations to be included in the CPPs.
			1. Skagit County, and cities and towns shall jointly review the preferred growth alternatives proposed in local comprehensive plans for discrepancies with the allocation associated with Skagit County's preferred plan alternative.
			2. Based on the land supply, permitted densities, capital facilities, urban service capacities and other information associated with the preferred growth alternatives of proposed local comprehensive plans, the Planners Committee shall recommend to the GMASC a reconciled 20-year population and employment allocation.
			3. The GMASC shall review and recommend to the Board of County Commissioners a reconciled 20-year population and employment allocation. Substantial consideration shall be given to the plan of each jurisdiction, and the recommendation shall be consistent with the GMA and the CPPs.
			4. The Board of County Commissioners shall consider the recommendation of the GMASC and shall replace the allocations in the CPPs with a reconciled 20-year population and employment allocation.
		2. **Reconciliation for Housing Allocations:** Once the GMA comprehensive plan updates of jurisdictions have identified a preferred growth plan including housing allocations, based on Department of Commerce guidelines and methodology, or a Commerce approved alternative quantitative method; the GMASC will review and, if necessary, recommend adjusting the housing allocations to be included in the CPPs.
			1. Skagit County and the cities and towns shall jointly review the preferred housing allocations proposed in local comprehensive plans for discrepancies with the allocations associated with Skagit County’s preferred plan alternative and Department of Commerce requirements.
			2. This will be based on land capacity, permitted densities, transit availability, urban services provided, locations in good proximity to employment centers, alignment with the county-wide strategy for development of public supported housing projects and assurance that low income and emergency shelter housing options are dispersed countywide. And any other information provided with the preferred housing alternatives of local comprehensive plans. The Planners Committee shall recommend to the GMASC a reconciled 20-year housing allocation.
			3. The GMASC shall review and recommend to the Board of County Commissioners a reconciled 20-year housing allocation. Substantial consideration shall be given to the plan of each jurisdiction, and the recommendation shall be consistent with the adopted population and employment allocations, the GMA, Department of Commerce requirements and the CPPs.
			4. The Board of County Commissioners shall consider the recommendation of the GMASC and shall replace the allocations in the CPPs with a reconciled 20-year housing allocation parallel to the reconciliation process done for population and employment allocations.
			5. The reconciliation processes for population, employment, and housing are all done together as part of the overall reconciliation and will follow the process and procedures in the 2002 framework agreement.
		3. **Long Term Monitoring:** Subsequent to reconciliation, the GMASC shall maintain a long- term monitoring process to review annuallypopulation,employment and housinggrowth allocations contained in the CPPs.
			1. Skagit County, the cities and towns shall jointly monitor the following:
				1. Estimated population and employment growth;
				2. Annexations and incorporations; and
				3. Residential and non-residential development trends.
				4. Estimated housing constructed per area median income (AMI) categories determined by the Department of Commerce requirements for housing allocations
			2. Results of the monitoring program shall be published in a growth monitoring report developed by the Planners Committee and recommended to the GMASC.
			3. The GMASC shall review and approve the annual report by resolution.
		4. **Allocation Adjustment:** The GMASC may consider adjustments to the population and employment growth allocations and housing allocations contained in Appendix A of CPPs in the years between Washington state-required updates. The following steps shall be used:
			1. Based on the results of the long-term monitoring process, the Planners Committee may review and recommend to the GMASC an adjustment to population and employment allocations and to housing allocations.
			2. The GMASC shall review the Planners Committee recommendation to adjust growth allocations and housing allocations and may recommend to the Board of County Commissioners an adjustment to the population and employment allocations or the housing allocations. Adjustments to the growth allocations and housing allocations shall be based on the results of the monitoring program and shall be consistent with the Department of Commerce requirements, GMA and the CPPs.The Board of County Commissioners shall consider the recommendation of the GMASC and may amend the CPPs with adjusted population and employment allocations and adjusted housing allocations for cities and towns, UGAs, and rural areas.

Any disputes regarding the roles and responsibilities of the Board of County Commissioners, the GMASC, and individual jurisdictions in reviewing and approving amendments to the Countywide Planning Policies shall be resolved in accordance with the procedures established by the 2002 Framework Agreement.