

# Growth Target Reconciliation

Growth Management Planning Council – September 18, 2024

# Today's meeting

- Background and reconciliation request status
- Reconciliation and housing need
- Evaluating reconciliation requests
  - Countywide and procedural alignment with guiding principles
  - Local need for reconciliation
- Draft IJT recommendation
- Discussion and questions

# Background and reconciliation requests

Growth targets are used as a plan's growth assumptions *(CPP DP-14)*

A reconciliation process would align adopted growth targets in the CPPs and growth assumptions used in 2024 comprehensive plans *(CPP DP-13c)*

VISION 2050 directs countywide planning groups to develop processes to reconcile discrepancies between comprehensive plans and the CPPs *(RGS-Action-9)*

King County has not run this process before

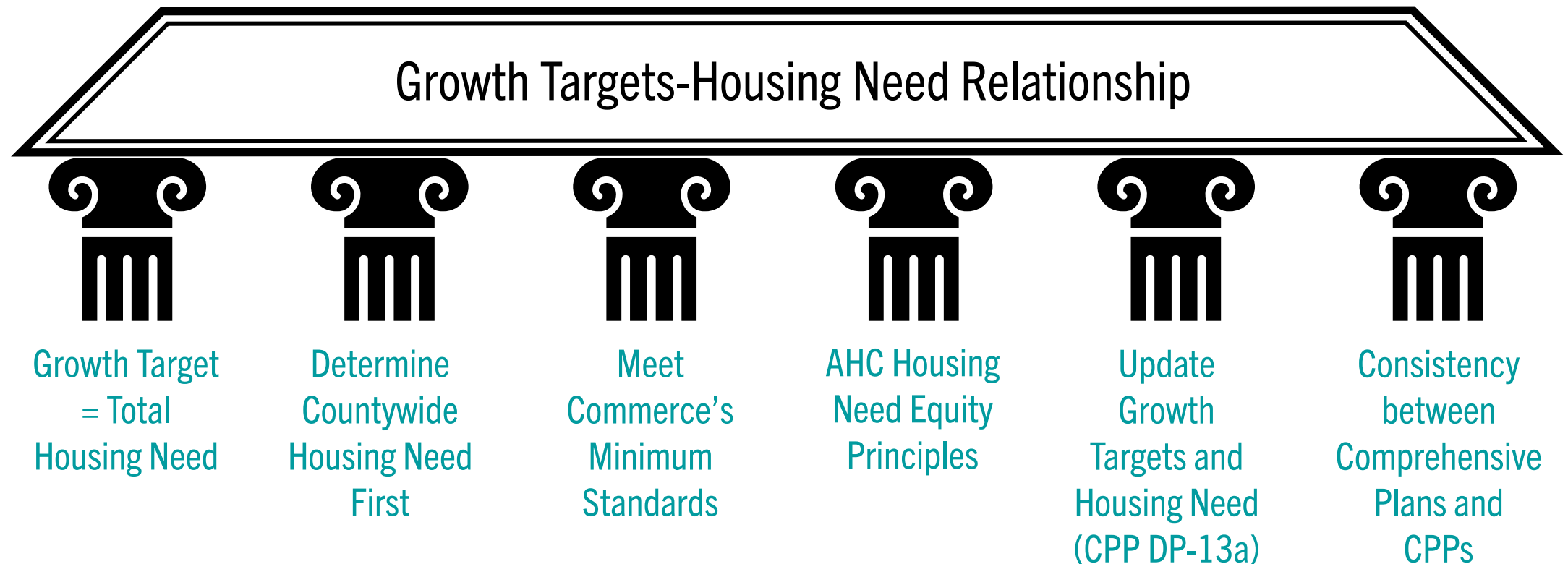
Two cities are requesting reconciliation

Summary of reconciliation requests:

City	Adopted Target	Requested Target	Difference
Snoqualmie	1,500	719	-781
Carnation	799	350	-449

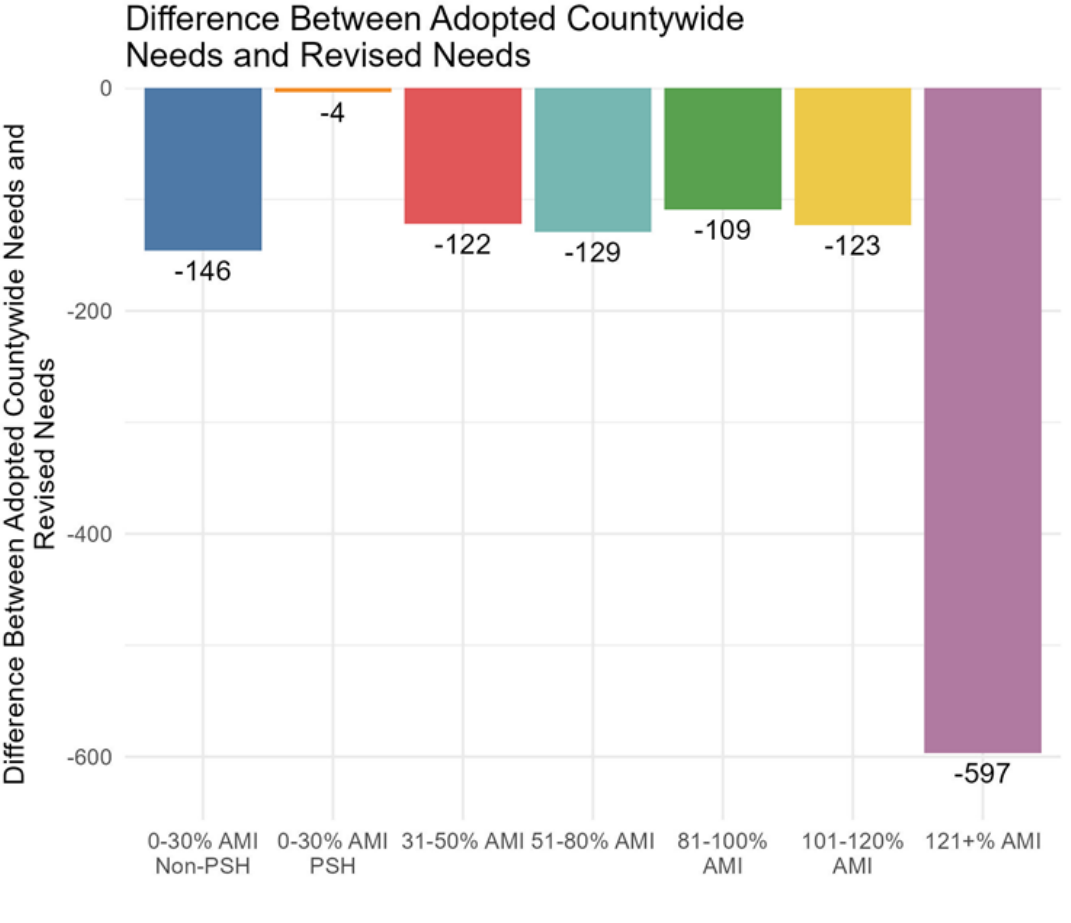
# Growth target reconciliation and housing need

Growth targets and housing need are interrelated:

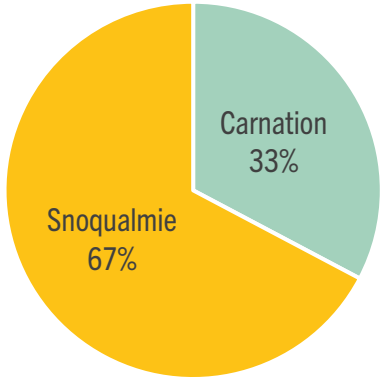


# How reconciled growth targets would affect housing need

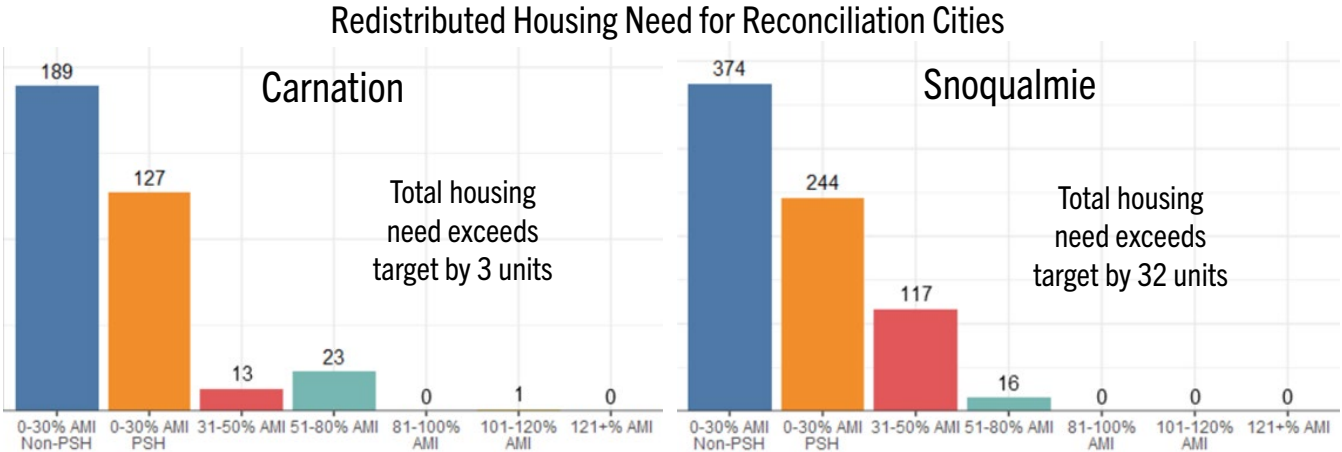
1. Reduce countywide housing need commensurate to growth target reductions



2. Apportion countywide need changes to reconciliation cities proportionate to new growth targets



3. Adjust distribution across income bands to meet Commerce minimum guidance and AHC equity principles



Note: charts have different scales

# Results of housing need reallocation method

## Strengths:

- Protects internal consistency of CPPs, and preserves Housing Need for non-reconciliation cities
- Stays in alignment with Commerce minimum standards, AHC equity principles
- Method applies similar principles to treat reconciliation cities like other jurisdictions

## Fine Print:

- Minimal housing need overages in reconciliation cities will need footnote in Table H-1
- Reconciliation cities' housing need in moderate+ income bands is nearly zero

	Jurisdictional Net New Permanent Housing Units Needed, 2019-2044								Jurisdictional Net New Emergency Housing Needs
	Total	0 to ≤30%		>30 to ≤50%	>50 to ≤80%	>80 to ≤100%	>100 to ≤120%	>120%	
		Non-PSH	PSH						
<b>Carnation</b>	799 353	239 189	126 127	23 13	85 23	43 0	48 1	235 0	153 146
<b>Snoqualmie</b>	1,500 751	472 374	248 244	233 117	82 16	61 0	69 0	335 0	287 269

# Reconciliation requests alignment with guiding principles

Guiding Principle	Alignment?
1. Reconciliation/amendments may be pursued when <b>significant changes to the planning framework or local circumstances that could not have been anticipated</b> have occurred since target adoption	Planning framework changes in CPPs, state legislation Local circumstances documented in city's memo
2. Reconciliation/amendments may be allowed where adherence to the adopted targets creates a <b>conflict with other GMA goals</b> (e.g., environmental issues, infrastructure to serve growth).	Addressed in city memos
3. <b>Jurisdictions are responsible for demonstrating need</b> , consistent with the threshold and principles for reconciliation, for the requested target change.	Addressed in city memos
4. Jurisdictions should <b>directly request reconciliation</b> or amendment of their target.	Cities requested reconciliation via written request
5. Amended targets must <b>further King County's alignment with the Regional Growth Strategy</b> and protect the <b>integrity of the growth target setting</b> process.	Requests further alignment with RGS for Cities and Towns
6. GMPC staff will <b>coordinate with PSRC and Commerce</b> to minimize any risk to plan certification.	GMPC staff involved PSRC staff in city outreach, and have briefed Commerce staff on reconciliation status
7. Growth targets should only be redistributed when <b>countywide housing needs are addressed</b> .	Method addresses housing needs to meet Commerce's minimum standards and AHC equity principles
8. Reconciliation should <b>limit impacts to jurisdictions</b> not requesting amended targets.	Constrained to cities requesting reconciliation

# Local need for reconciliation

Representatives from Carnation and Snoqualmie are joining GMPC to discuss local circumstances driving the need for reconciliation.

- Mayor Katherine Ross, City of Snoqualmie
- Rhonda Ender, City Manager, City of Carnation



# Draft IJT Recommendation

- GMPC should implement the reconciliation process by amending growth targets. Amend CPP Table DP-1 to:
  - Reduce countywide growth by 1,230 housing units,
  - Amend housing growth targets for the city of Carnation to 350 housing units, and
  - Amend housing growth targets for the city of Snoqualmie to 719 housing units.
- GMPC should implement the reconciliation process by amending housing need. Amend CPP Table H-1 to:
  - Reduce countywide Housing Need by 1,230 housing units and recalculate countywide housing need, including emergency housing need, through Commerce's HAPT tool, and
  - Reallocate those changes to reconciliation cities in a manner that meets Commerce's minimum guidance and is consistent with the Affordable Housing Committee's equity principles.

# Next actions and discussion

## Next Actions

- IJT recommendation fast tracks reconciliation to complete in 2024
- With GMPC agreement, IJT recommendation will be presented as a Motion to GMPC in October
- Brief HIJT and AHC after September GMPC

## Discussion

- Questions or commentary about reconciliation?
- Questions or commentary about the IJT recommendation?