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## Local Government Committee

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### HB 1726

**Brief Description:** Planning for a supply of housing that accommodates growth.

**Sponsors:** Representatives Springer, Eddy, Curtis, Pettigrew, Dunn, Takko, Strow, B. Sullivan, Orcutt, Ahern, Anderson, Haler, Upthegrove, Simpson, Jarrett, Rodne, Sells, O'Brien, Newhouse, Miloscia, Hinkle, Walsh, McCune, Appleton, Kagi, Chase, Williams, Lovick, Linville, Quall, McDonald, Warnick, Kristiansen, Hurst, Seaquist and Kenney.

#### Brief Summary of Bill

- Requires that the "countywide planning policy" adopted by a county under the Growth Management Act address policies related to the provision of a regional housing supply sufficient to accommodate employment growth and market demand.
- Specifies the methodology and data that must be used by the Office of Financial Management in preparing its twenty-year growth management population projections required under the Growth Management Act.

**Hearing Date:** 2/1/07

**Staff:** Thamas Osborn (786-7129).

#### **Background:**

##### **Overview of the Growth Management Act**

The Growth Management Act (GMA ) is the comprehensive land use planning framework for county and city governments in Washington. Enacted in 1990 and 1991, the GMA establishes numerous requirements for local governments obligated by mandate or choice to fully plan under the GMA (planning jurisdictions) and a reduced number of directives for all other counties and cities. Twenty-nine of 39 counties, and the cities within those counties, are planning jurisdictions.

The GMA directs planning jurisdictions to adopt internally consistent comprehensive land use plans, which are generalized, coordinated land use policy statements of the governing body.

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*This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not a part of the legislation nor does it constitute a statement of legislative intent.*

Comprehensive plans must address specified planning elements, each of which is a subset of a comprehensive plan. Planning jurisdictions must also adopt development regulations that implement and conform with the comprehensive plan.

**"Countywide Planning Policy" Required by the GMA**

The legislative authority of each county fully planning under the GMA (GMA county) must adopt a "countywide planning policy" (CPP) in cooperation with the cities located in whole or part within the county. A CPP is a written policy statement or statements that is used for establishing a countywide framework from which county and city comprehensive plans are developed and adopted. The purpose of this planning framework is to ensure consistency among the required city and county comprehensive plans. The GMA provides specific procedural requirements and timelines governing the process by which counties and cities must collaborate in creating the CPP.

A CPP must address certain planning and analysis provisions, including policy considerations pertaining to:

- Implementing urban growth area requirements;
- Affordable housing needs;
- County-wide economic development and employment;
- Siting public capital facilities; and
- Transportation needs.

**Population Projections and Planning for Urban Growth Areas**

Counties and cities are also required to satisfy specific planning requirements pertaining to urban growth areas (UGAs). Using population projections made by the Office of Financial Management (OFM), and subject to statutory requirements, GMA counties and each city within those counties must plan for population densities in UGAs so as to accommodate the urban growth that is projected to occur during the succeeding 20-year period.

**Population Determination Requirements of the OFM**

By April 1 of each year, the OFM is required to determine the population of each county of the state. Also, at least once every five years or upon the availability of decennial census data, whichever is "later", the OFM must prepare 20-year growth management planning population projections for each GMA county. These projections are required to be expressed as a reasonable range developed within a standard high and low projection for the state. The middle range represents the OFM's estimate of the most likely population projection for a county.

**Summary of Bill:**

**Additional Requirement for a Countywide Planning Policy**

The substance of a CPP must address policies for the provision of a regional housing supply sufficient to accommodate employment growth and overall demand for all types of residential housing needs, including part-time, retirement, and second homes.

**Changes to OFM Population Projection Requirements**

The required time frame for OFM's reporting of its twenty-year growth management population projections for counties is revised so as to require that the report be made once every five years or upon the availability of decennial census data, whichever is "sooner", rather than "later", as required under current law. OFM is also required to provide *annual* supplemental twenty-year

growth projections to provide local governments with updated population projections to ensure the accommodation of economic, population, and job growth.

OFM county population projections must be expressed as a "reasonable range", and the requirement that the range be developed within the standard high and low projections for the state is eliminated.

**Comprehensive Requirements for OFM Population Projections**

In calculating its twenty-year growth management population projections, OFM is required to apply a prescribed methodology, which includes the following components:

- A determination of the anticipated economic and job growth in the counties;
- Reliance on specified national, state, and local economic data; and an
- Analysis of anticipated migrations within the state by retirees and telecommuters.

The bases for OFM population projections for each county are specified, and include:

- Each counties' share of statewide projected growth, based upon historic trends;
- Population changes caused by births and deaths;
- A determination of anticipated economic and job growth in the county based upon specified factors;
- Projected population increases and other factors present in adjacent counties that may cause a "spillover" in housing demand;
- Projected net migration into the county calculated by reference to specified factors; and
- Other relevant factors consistent with accepted demographic techniques.

**Appropriation:** None.

**Fiscal Note:** Requested on 1/31/07.

**Effective Date:** The bill takes effect 90 days after adjournment of session in which bill is passed.