

COLLABORATIVE ROADMAP PHASE III – WEB SURVEY RESULTS

The Collaborative Framework Phase III project builds upon the findings, concepts and recommendations in recent state-funded reports to make recommendations to the Legislature on reforms to the state’s growth policy framework.

During this phase of work, the project Task Force will make recommendations the Legislature prior to the 2022 and 2023 legislative sessions. Task Force participants represent a broad range of perspectives. Project engagement will also include a special focus on Federally recognized Indian tribes and the lived experiences and perspectives of people and communities who have too often been excluded from public policy decision-making and who are unevenly impacted by those decisions.

In 2021, the Roadmap Phase III Task Force considered five topics and made formal recommendations to the legislature on four of those topics for the 2022 legislative session. See last year’s legislative report here: [Legislative Report for the 2022 Legislative Session](#)

In 2022, the Task Force is considering eight topics for possible recommendations to the legislature:

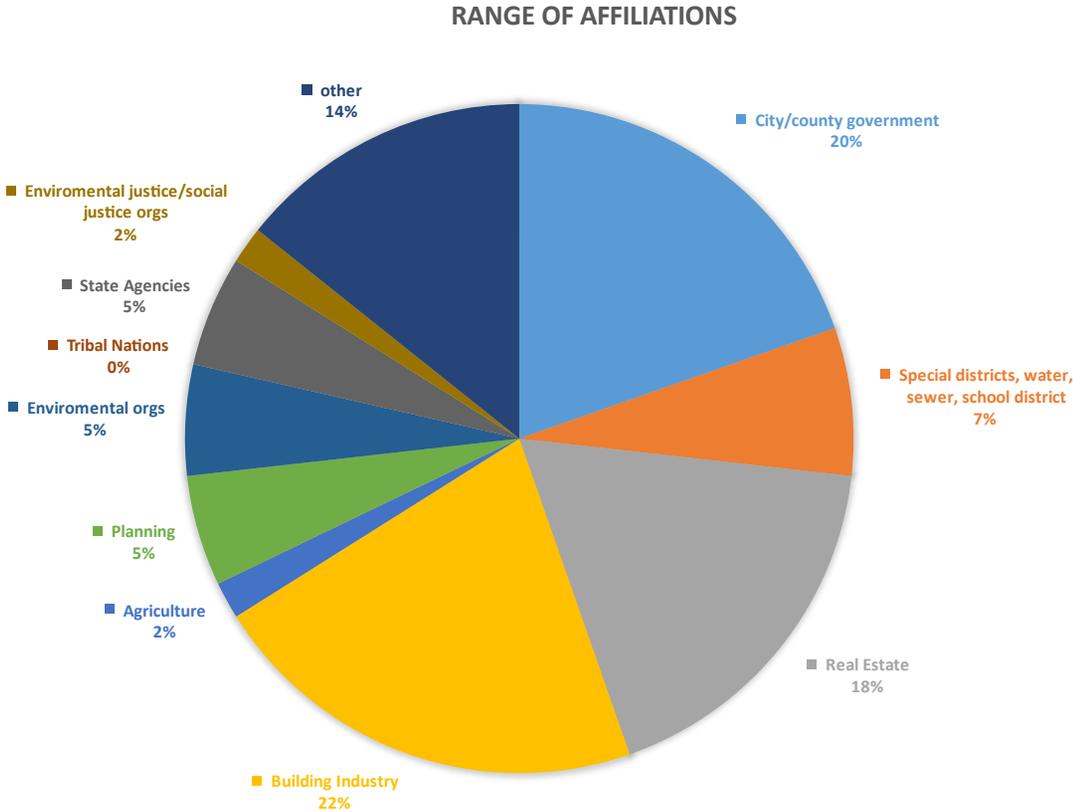
- **Reducing conflicts, gaps, and redundancies**
- **Varied planning requirements – recognizing regional differences and prioritizing additional resources provided through the Department of Commerce**
- **Development of a potential human health and well being goal in the Growth Management Act**
- **Development of a potential equity and environmental justice goal in the Growth Management Act**
- **Integrating water, sewer, school, and port districts in GMA planning**
- **Annexations and special districts**
- **Middle housing definitions**
- **Housing tax incentives**

The project team developed a web survey on the Department of Commerce website to collect input on these eight topics in the summer of 2022. Fifty-seven (57) people answered more than 30 questions about these eight topics, providing valuable perspectives and suggestions. This document reports on the results of this survey.

Who are you?

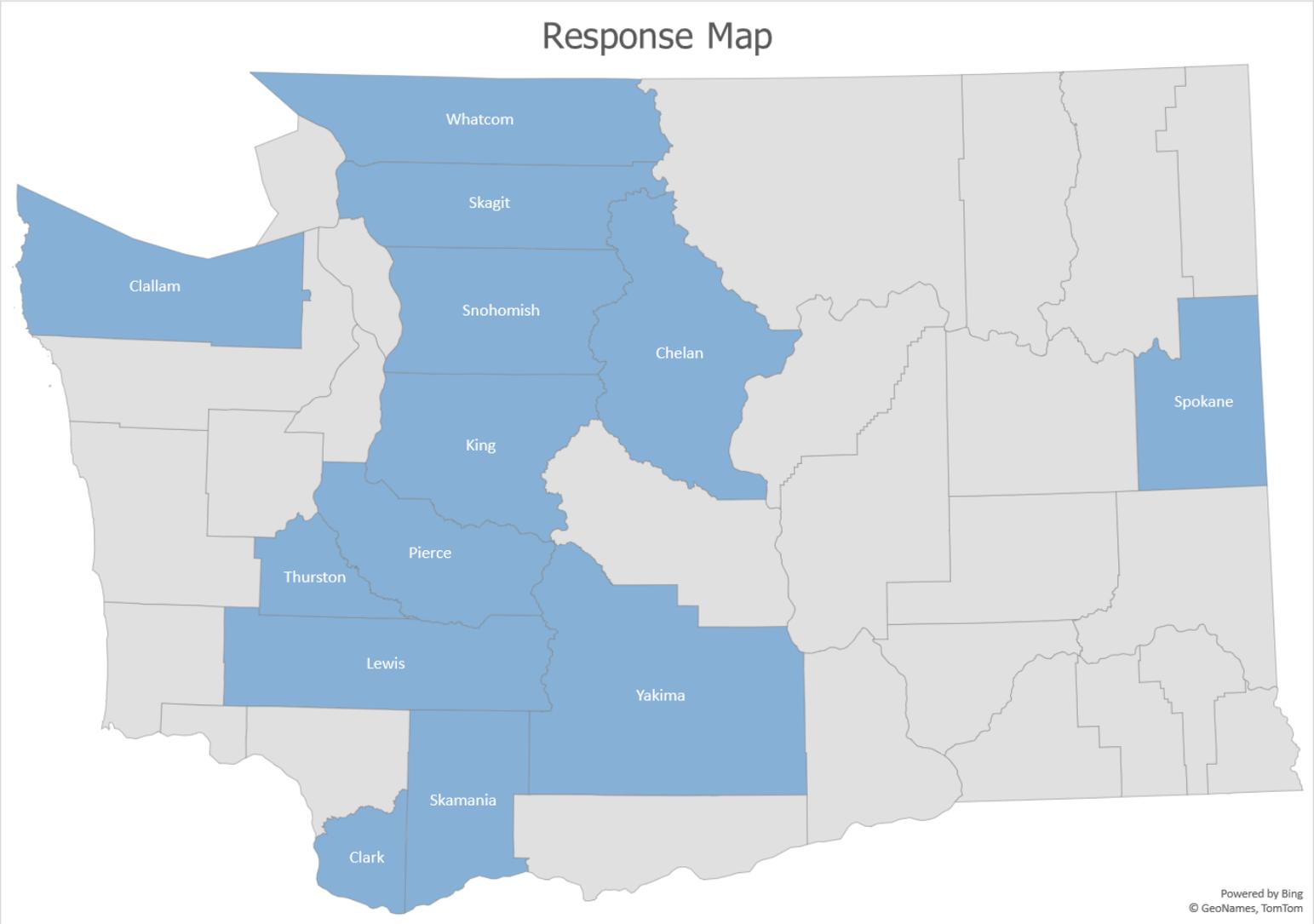
1. Are you a member of any of the following groups or communities? Please select all that apply.

- a. City or county government
- b. Special districts, like water, sewer, or school districts
- c. Real estate
- d. Building industry
- e. Agriculture
- f. Planning
- g. Environmental organizations
- h. Tribal Nations
- i. State agencies
- j. Environmental justice or social justice organizations
- k. Other (includes-concerned/Interested citizens, independent county board: Boundary review Board, Legal, and Local orgs advocating for GMA principles)



2. What is the zip code where you live?

Respondents weighed in from zip codes in the counties shown below.



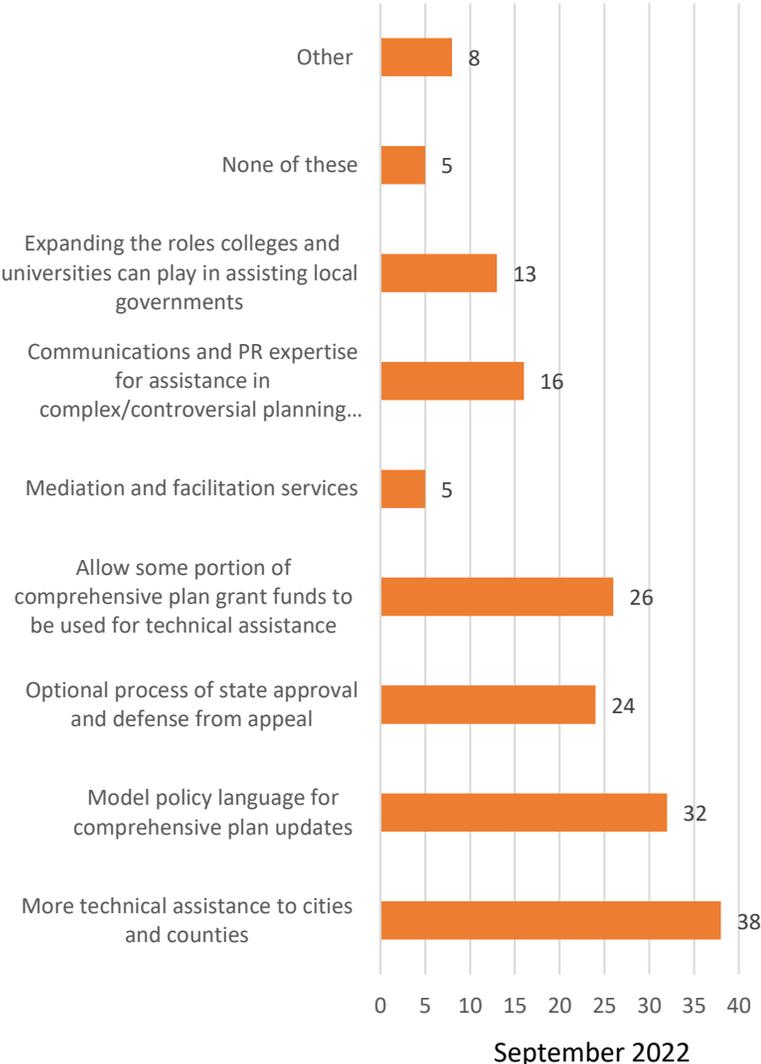
Topic: Varied Planning Requirements

Questions:

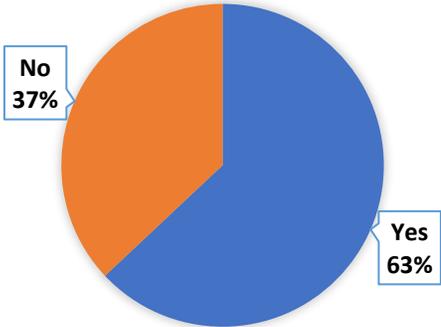
1. We are looking at ways the State can provide more assistance to local governments, particularly cities and counties, with fewer resources.

Which of these options, if any, do you think Washington State should fund to help local governments plan under the Growth Management Act? Please select all that apply.

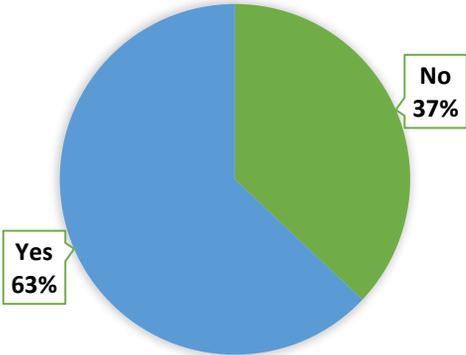
- a. More technical assistance to cities and counties
- b. Model policy language for comprehensive plan updates
- c. Optional process of state approval and defense from appeal
- d. Allow some portion of comprehensive plan grant funds to be used for technical assistance
- e. Mediation and facilitation services
- f. Communications and PR expertise for assistance in complex/controversial planning issues
- g. Expanding the roles colleges and universities can play in assisting local governments
- h. None of these
- i. Other (blank text box)



2. Should more counties be required to regularly update countywide planning policies? (Y/N)



3. Should slow-growing cities and counties that fully plan under the Growth Management Act have fewer requirements if their growth rate falls below a certain rate in the years leading up to their comprehensive plan update? (Y/N)



Topic: Reduce conflicts, gaps, and redundancies

Questions:

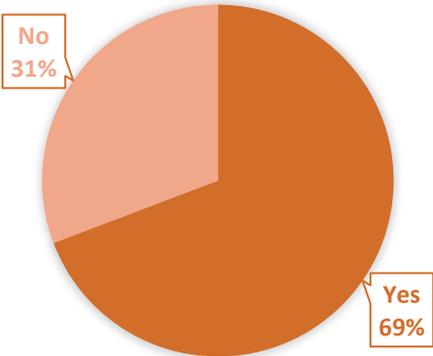
- 4. What are **specific ideas** you may have for how to eliminate gaps, conflicts, and overlaps in State requirements? Please briefly describe up to three below.

Open-ended question, please see Appendix 1 for response comments.

Topic: Annexations and Special Districts

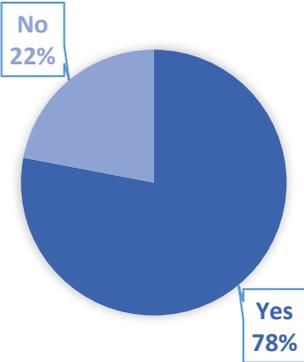
Questions:

- 5. Should the State provide financial incentives to encourage cities to annex land in their urban growth area? (Y/N)

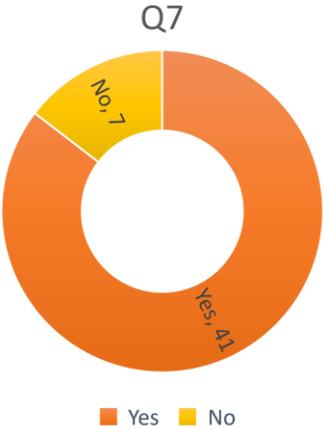


- 6. A State law that created a sales tax incentive for annexations expired in 2015. It only applied to annexations in King, Pierce, and Snohomish counties, and to areas with at least 10,000 people. It was not an increase in the sales tax, instead, communities receive back a small portion of the sales and use tax from the revenue that would be going to the state.

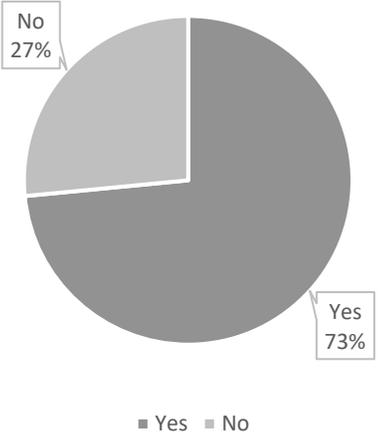
Should the sales tax incentive be reinstated? (Y/N)



7. If it is reinstated, should the sales tax credit for annexations be permitted for cities in additional counties? (Y/N)



8. Should the amount cities get in the sales tax incentive be increased, even if that means less revenue at the state level? (Y/N)



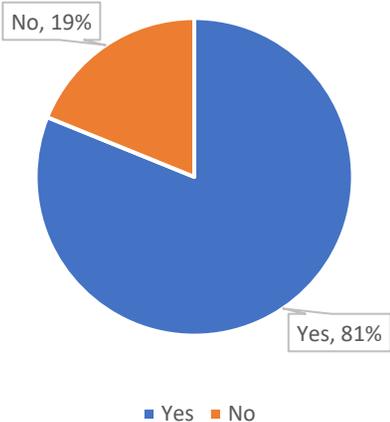
9. Do you have any additional specific feedback on annexations?

Open-ended question, please see Appendix 2 for response comments.

Topic: Integrating water, sewer, ports, and school districts into Growth Management Act planning

Questions:

10. Should State laws that guide how water, sewer, school systems, and ports plan for future services be consistent with how cities and counties plan for growth? (Y/N)



11. Why or why not?

Open-ended question, please see Appendix 3 for response comments.

12. Do you have specific technical information or suggestions that can help us frame how to approach this topic?

Open-ended question, please see Appendix 4 for response comments.

Topic: Equity, environmental justice, and human health and wellbeing in the Growth Management Act

Questions:

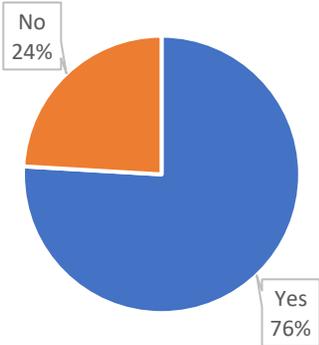
13. Should cities and counties have to consider equity as they develop specific plans and policies for future growth and change? (Y/N)



14. Should cities and counties have to consider environmental justice as they develop specific plans and policies for future growth and change? (Y/N)

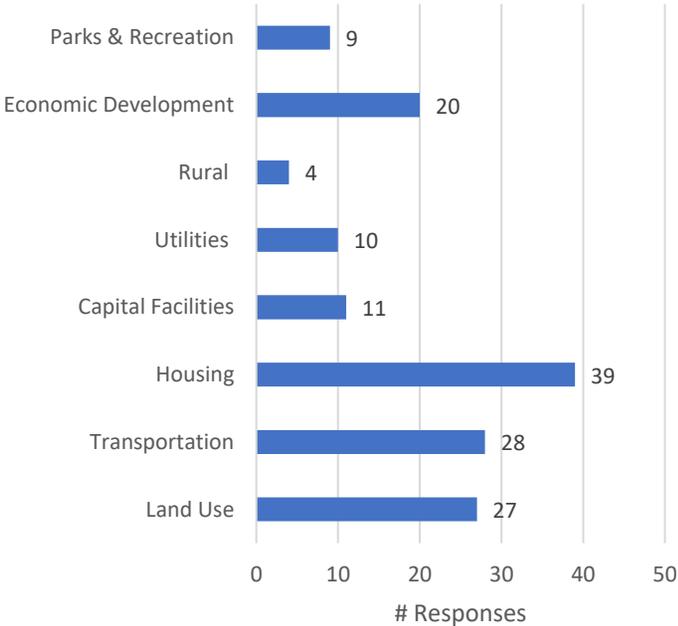


15. Should cities and counties have to consider human health and wellbeing as they develop specific plans and policies for future growth and change? (Y/N)



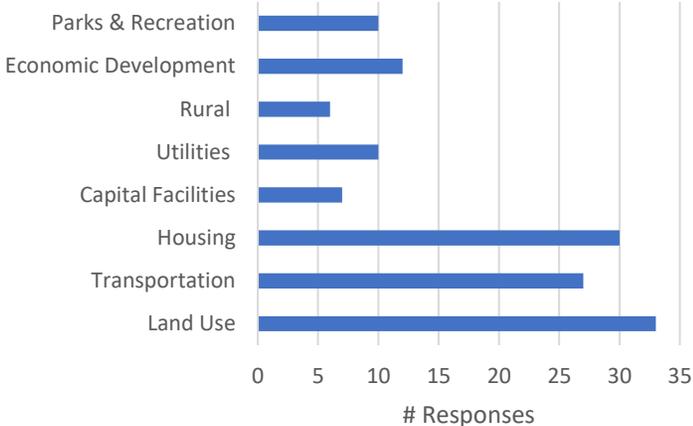
16. When jurisdictions are planning, which of the following planning areas are most important in relation to equity? Please choose your top three.

- a. Land use
- b. Transportation
- c. Housing
- d. Capital facilities
- e. Utilities
- f. Rural
- g. Economic development
- h. Parks and recreation



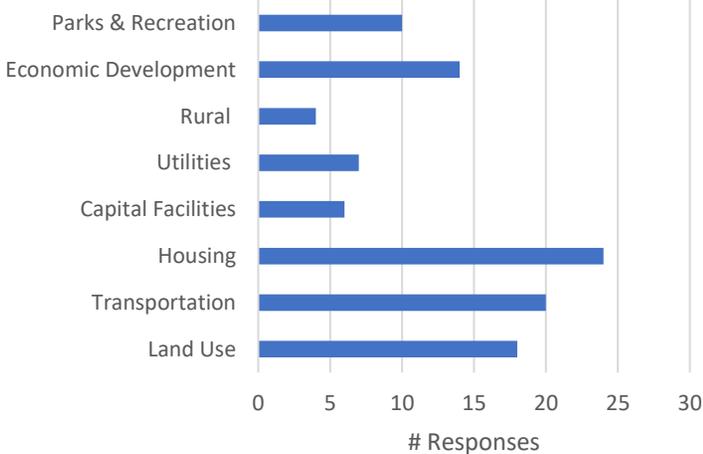
17. When jurisdictions are planning, which of the following planning areas are most important in relation to environmental justice? Please choose your top three.

- a. Land use
- b. Transportation
- c. Housing
- d. Capital facilities
- e. Utilities
- f. Rural
- g. Economic development
- h. Parks and recreation



18. When jurisdictions are planning, which of the following planning areas are most important in relation to human health and wellbeing? Please choose your top three.

- a. Land use
- b. Transportation
- c. Housing
- d. Capital facilities
- e. Utilities
- f. Rural
- g. Economic development
- h. Parks and recreation





19. How should cities and counties pay for any new requirements in the Growth Management Act to require more thorough engagement with groups that are typically underrepresented in the planning process and unevenly affected by its outcomes?

Open-ended question, please see Appendix 5 for response comments.

20. How and when can cities and counties best integrate equity in community engagement?

Open-ended question, please see Appendix 6 for response comments.

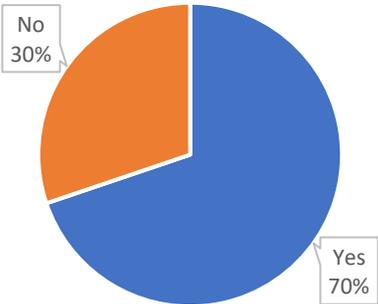
21. Do you have any other specific information we should be considering?

Open-ended question, please see Appendix 7 for response comments.

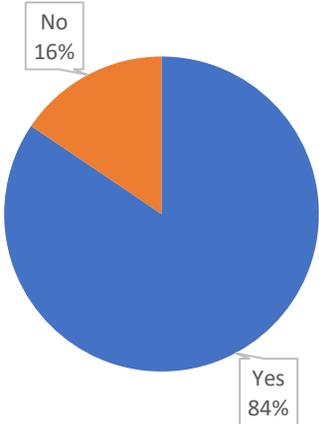
Topic: Housing tax benefits

Questions:

22. Should cities and counties receive state tax incentives to allow more diverse housing types? (Y/N)



23. If yes, should cities and counties receive state tax incentives to allow more diverse housing types, even if that means less tax revenue for the state? (Y/N)



24. Do you have any more specific information or suggestions on what we should consider when looking at financial tax incentives for housing?

Open-ended question, please see Appendix 8 for response comments.

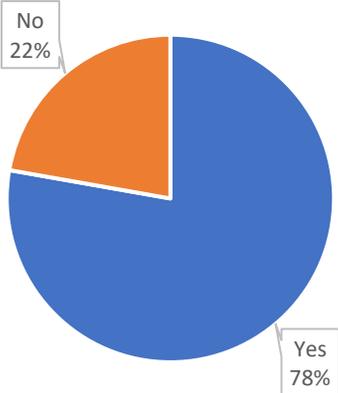
25. Do you have any general perspectives on housing availability and affordability you would like us to consider?

Open-ended question, please see Appendix 9 for response comments.

Topic: Middle housing definitions

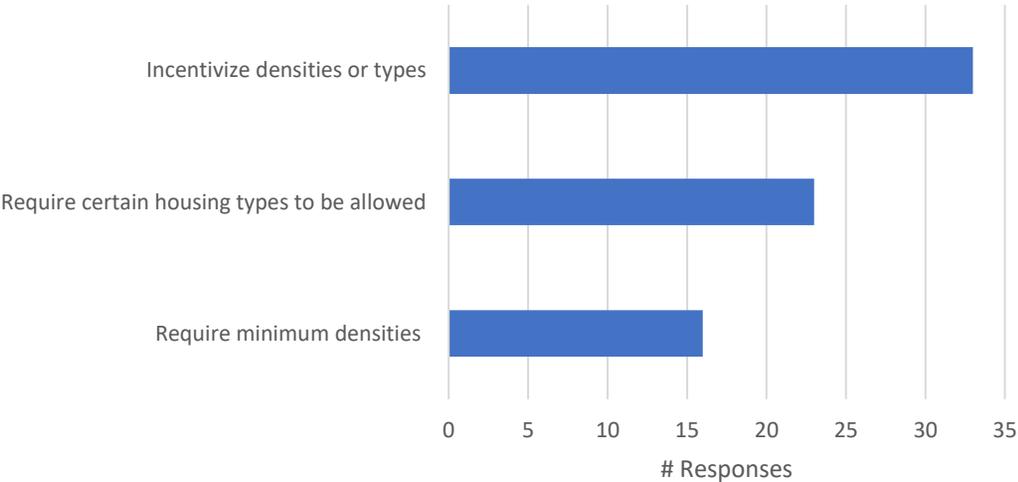
Questions:

26. Should the State require or incentivize certain housing types or densities when transit service is readily available? (Y/N)



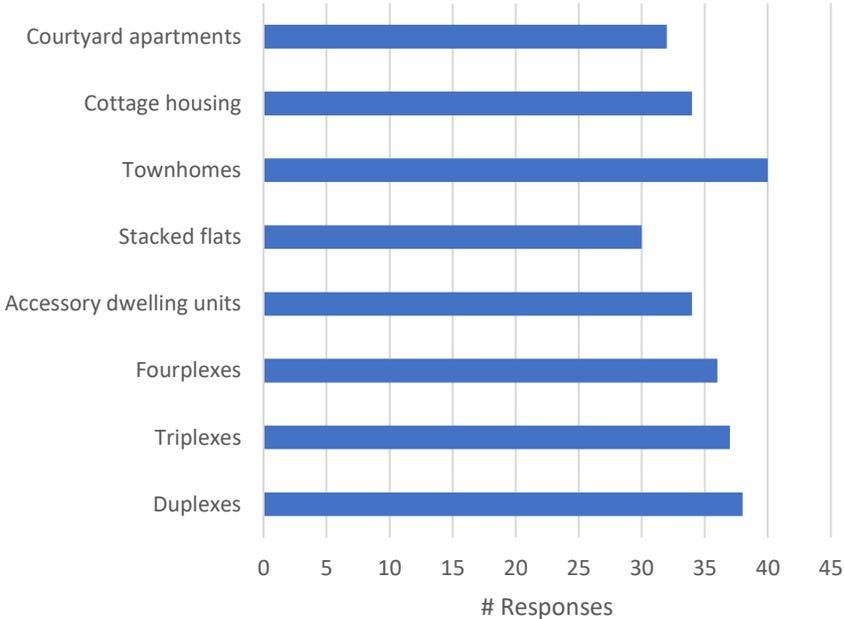
27. If yes, should the State:

- a. Require minimum densities
- b. Require certain housing types to be allowed
- c. Incentivize densities or types

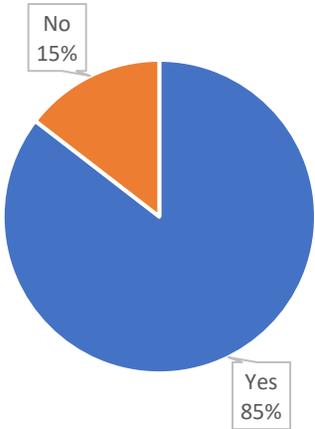


28. Whether required or incentivized, which of the following housing types should the state focus on? Please choose all that apply.

- a. Duplexes
- b. Triplexes
- c. Fourplexes
- d. Accessory dwelling units
- e. Stacked flats
- f. Townhomes
- g. Cottage housing
- h. Courtyard apartments



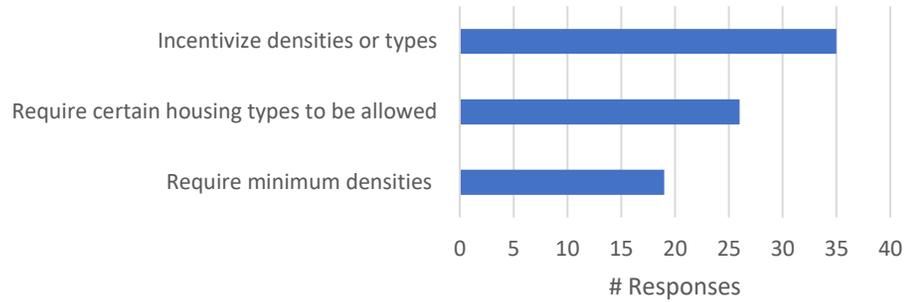
29. Should denser housing options, like larger apartment buildings or mixed-use developments, be required or encouraged when transit service is more frequent or higher capacity (like [light rail](#) or [bus rapid transit](#))? (Y/N)





30. If yes, should the State:

- i. Require minimum densities
- j. Require certain housing types to be allowed
- k. Incentivize densities or types



31. Do you have any specific information you'd like us to consider on middle housing types?

Open-ended question, please see Appendix 10 for response comments.

<p>Appendix 1: Comments for question 4</p> <p>What are specific ideas you may have for how to eliminate gaps, conflicts, and overlaps in State requirements? Please briefly describe up to three below.</p>
<p>I don't know</p>
<p>I don't know. But, we definitely need to eliminate the overlaps and duplications in state requirements. These things cost us time and money.</p>
<p>We need to allow local government more flexibility in the planning process. In achieving the goals of the GMA, Commerce should be more aware of creative solutions to be fulfilling the general intent of the Act.</p>
<p>(1) Exempt infill development from SEPA review (if project is consistent with applicable comp plan and zoning); (2) Need more state mandates to locals for missing middle and higher density development ("local discretion" resulting in lack of action by cities) is causing GMA to come apart at the seams; (3) place limits on the authority of local jurisdictions to require tree retention in urban areas outside of designated critical areas</p>
<p>Fewer requirements. Stop micromanaging your constituents!</p>
<p>WSDOT has hosted a Transportation Efficient Communities state team comprised of the Departments of Commerce, Ecology, Health, and Transportation. This team could be reinvigorated to discuss gaps, conflicts, and overlaps in state requirements that touch these four departments.</p> <p>VMT Reduction work currently underway and collaboration with Commerce, WSDOT, and others over climate action should generate proposals to change rules and processes that currently drive greater vehicle miles of travel, which undermine other state policy goals.</p>
<p>This is not a one size fits all. There should be area or site specific metrics applied. Heavily populated areas should not have voting authority over rural Washington!</p>
<p>model policy language and guidance could help understand when there are multiple policy priorities that are supposed to be balanced together.</p>
<p>Not sure if this actually answers the question or not, but both a city and county plan for properties within a city's UGA that are not yet annexed. I don't believe a county should allow development in these areas and the properties should have to be annexed prior to development because these areas are usually built substandard to city regulations and it makes it difficult to correct these issues down the road.</p>
<p>-Gap- Strike "jurisdictions planning under RCW 36.70A.040" and similar wording from all legislation enabling incentives and replace it with "jurisdictions satisfying their planning requirements under RCW 36.70A.060".</p> <p>-Gap- Enable more-direct enforcement action from Department of Ecology and Fish & Wildlife or other agencies with more expertise in environmental compliance. Small, jurisdictions' enforcement can be overwhelmed by political pressure and lack of expertise.</p>
<p>I am a bit new to WA state government so I don't feel I have a great list of what the gaps are in WA state requirements. Oregon yes WA no. :)</p>
<p>Elected official training both on GMA and understanding the roles of other units of government in relation to planning and growth management</p>
<p>Allow cities and counties to eliminate SEPA review when all potential impacts are addressed through existing development regulations.</p>
<p>Provide full authority to cities and counties for all permits and variances under their SMP, rather than some having to be approved by Ecology</p>

<p>1) There needs to be a process for addressing communities which greatly undershoot or overshoot their growth targets. In practice the growth targets in our county are meaningless.</p> <p>2) There is not enough consideration of transportation in planning for growth. As a community not served well by public transit, is it appropriate for us to encourage urban scale densities knowing a majority of our commute trips will be SOVs over long distances?</p> <p>3) Discourage development in Urban Growth Areas outside of cities or greatly encourage cities to annex areas already developed at an urban scale. Southwest Snohomish County is now rife with urban scale development that is unlikely to ever be annexed.</p>
<p>establish a committee to review laws and issue reports to Legislature with recommendations to address the issues that are noted</p>
<p>in a fast growing economic climate, planning takes to long to address the growth. Maybe have modification that if growth exceeds a certain level, planning can happen sooner.</p>
<p>Always have an issue with the divergent goal of affordable housing and GMA. by its nature, limiting growth increases costs (land particularly).</p>
<p>1) Require number 'truthing' i.e. compare population growth with actual numbers, put aside actual money on a schedule for capital facilities to meet the long term planning needs.</p> <p>2) Look for ways to reward a 'yes' approach to planning vs. the easier 'no' to everything.</p> <p>3) Issue guidelines on how long, from start to finish a permit should take. Then we have a context by which to measure performance.</p>
<p>Expand and strengthen Growth Management section of WA Commerce dept with staff to identify conflicts and overlaps and to coordinate among agencies and jurisdictions. Fund MRSC to assist with this work.</p>
<p>Repeal the Growth Management Act and let Locals plan on their own. Get the state off locals back</p>
<p>If a conflict arises the State requirement should trump local and county.</p>
<p>Need to have a easier more defensible process to convert non viable Agriculture land to developable property.</p>
<p>the more things done correctly at a state level the less variation at a county and jurisdictional level... right now each jurisdiction does its own thing Renton only allows detached ADU's and Bellevue only allows attached? doesn't make sense.</p>
<p>Increase buildable areas 2 to 1 for whatever is lost to environmental set asides.</p>
<p>For land use applications that create 30 or less units/lots local municipal regulations and not state regulations will govern the process.</p>
<p>SEPA is already integrated with review of the underlying substantive proposal. Yet, many stakeholders either do not know this or understand how they are linked. Further, many stakeholders who say SEPA is redundant either do not understand or are misleading in regard to whether meeting an environmental standard is the same as presenting the potential environmental (and human health) impacts, alternatives and potential mitigations.</p>
<p>Simplify and streamline all processes, eliminating 50-75% of bureaucracy to create a broad base for industry to solve the growth crisis. Too complex for the average small business to build, engage, or grow. Far too many straws in the river.</p>
<p>Habitat restoration projects often need to be rescoped and decreased due to a range of permitting and other state requirements, not just GMA requirements but also DAHP, DNR, WDFW, etc., plus federal requirements. Pulling recommendations from the Multi-agency review team might be a good start to identify solutions to these overlaps.</p>
<p>SEPA in most cases is a duplicative process. The regulatory reforms that have taken place since its inception have added layers of regulation to address the SEPA related issues on most projects.</p>

<p>There is so much that needs to happen. Not all GMA goals are created equal in the eyes of the GMHB which is not how the system is designed. GMA should have an increased standing requirement. GMA vesting should be restored.</p>
<p>SEPA exemption should not be optional. The state minimums should be applied. Communities should not be allowed to use development regulations to circumvent density goals. Excessive setbacks, landscape and tree requirements are used to eliminate density. Utility overlay regulations increase project costs to the point of killing them. Utilities cross with a minor patch (15'-20'). The same crossing for a short plat triggers a 150' patch across a 4-lane street. These are only small examples</p>
<p>Require coordination with public/private service providers for capacity needs prior to allowing land use zoning designation changes that will increase development densities.</p>
<p>(1) close annexation loophole. Require that annexations not become effective until any appeal periods associated with related UGA expansions/modifications have lapsed or been resolved. (2) Require the expanded use of countywide planning policies to better coordinate planning efforts of cities, counties, special purpose districts, and state agencies, and to more effectively plan for matters of regional concern. (3) Ensure consistency between Counties/Cities and state agencies and special purpose districts by subjecting capital plans adopted by stage agencies and special purpose districts (WSDOT, RTPs, dike/drainage districts, school districts, sewer/water districts, etc) to GMHB appeal. At present consistency is required but there is no accountability, leaving cities/counties without any assurance of whether or not urban services will be provided, when, where, and with what funding.</p>
<p>Adopt common intervals and timelines for plan updates</p>
<p>Where state agencies review/approve plans ensure review is consistent with law and planning requirements (examples include DOH and DOE).</p>
<p>The GMA is supposed to be a planning document and many advocacy groups now are using it as a substantive control tool instead of just a loose held vision of what local governments would like to see. Local choices are being bulldozed by state requirements. It's time to replace that destructive tendency by having the Department use more flexible wording in all of its rules.</p>
<p>State requirements that are covered in statutes outside of the RCW 36.70A should not be pulled into planning. For example, water requirements are in different statutes. Consider removing obligations in the GMA for things that are governed by other statutes.</p>
<p>Integration of service providers (fire districts, school districts) in comprehensive plan updates. Requirement to update Countywide Planning Policies at the same time as periodic review of comp plan. Options for tourist-based town to incorporate when the full time pollution is not enough to meet the current threshold.</p>

Appendix 2: Answers for Question 9
Do you have any additional specific feedback on annexations?
No
Obviously, a lot of the challenge is having the proper infrastructure.
There needs to be some assistance to counties for the loss of revenues.
Annexations should still have voter approved aspect to it.
No.
In my "night job" capacity as a city council member (and mayor) I think cities need a financial incentive to annex unincorporated urban areas.
With the right protections, our answers to the preceding questions would be yes. What is being annexed matters. If an area has been developed at urban densities with a mix of uses and a complete multimodal transportation network, then it makes sense to incentivize that area to be incorporated into a city. If annexation contributes to a greater sprawling of the city, then it is counterproductive to annex that area. Any incentives need to be targeted to the context and development patterns and not be a blunt instrument.
Annexation of existing single family neighborhoods is often not financially prudent for many cities. There must be a financial incentive.
To what extent would or could annexations eventually, over time, generate more tax revenue? Is it possible that more intensive development in annexed areas would improve the tax base?
Again make the tax credits applicable across all of Washington
Annexations are expensive and risky. Cities are better at providing urban services. They should be encouraged. Without a tax incentive, just the preparatory studies are cost prohibitive, and post-annexation, the ramp-up of services can be a huge hit.
Annexations are a lengthy process for an area of land that is already identified and planned for under the Comprehensive Plan. There should be a more streamlined process.
Place greater focus on discouraging development outside of city limits, even within UGAs. This will create a market incentive for annexation by land-owners/developers.
No
Anything that incentivizes cities to annex their UGAs should be considered.
Remove Boundary Review Board review of all city annexations within UGAs, provided the city has an interlocal agreement with affected special districts.
I have seen good outcomes of local requirements that sewer not be provided outside of City limits. It prevents sprawl and encourages annexation while giving cities much more control over local development.
It's all about the money, so if the County is less harmed, they shouldn't fight annexation as much.
Ban the use 'Urban Growth Reserve' used by municipalities. It is used to put land in limbo that the municipality doesn't want to be forced to spend \$ for capital improvements because they don't adequately plan for capital facilities when doing comprehensive planning.

<p>Examine sources of city annexation costs that might be reduced, e.g. allowing OFM population estimate of annexed area in lieu of full census. Convene budgeting experts to seek ways to reduce county revenue loss from annexation, ameliorating one type of obstacle in the way of annexing.</p>
<p>Why is the state involved in local annexations? Get off the locals back. Olympia and Urban folks done understand local control.</p>
<p>Annexations should be encouraged by the state.</p>
<p>This only helps Commercial annexations. It doesn't provide incentives for much needed residential land.</p>
<p>I have been involved in several annexations across multiple jurisdictions they need to make it easier and a smart thing for cities to do.</p>
<p>Note response above.</p>
<p>Funding for the study of annexation and or incorporating into a city within a county should be funded by the respective county.</p>
<p>Control of annexations and the tax revenue generated should be retained at the local level. The State is a poor steward of funds, and financial resources applied at the local level are more effective for solving complex issues.</p>
<p>I think that annexations should occur if they are the first step needed to encourage more denser development and missing middle housing in the UGA. UGAs seem to be in limbo--not quite at urban densities and therefore not able to deliver urban level services (water, sewer, etc) and so they exacerbate sprawl. Either annexation or intentional rezoning to encourage denser development within the UGA (and service delivery) is needed.</p>
<p>The UGA needs to be expanded</p>
<p>With respect to financial/tax incentives for annexations. These incentives should only be offered if corresponding changes are made to prevent counties from permitting urban, or quasi urban, levels of development in unincorporated UGAs prior to annexation. Absent effective restrictions on urbanization in advance of annexation cities will be trapped in an endless cycle of repairing/upgrading inadequate infrastructure and or attempting to reshape land use patterns authorized by counties.</p>
<p>Also, with respect to annexation. Changes need to be made to annexation laws so that annexation is essentially automatic, and not subject to voter approval, following the expansion of a UGA. The expansion of an UGA, and the boundaries of the associated City should tied together. Important pubic policy questions related to where, and how, cities should expand should occur during the discussion of UGA changes.</p>
<p>Cities and Towns do not have enough funding for current services, fix that first. Cities and towns are not always the best provider of other services (water, sewer, emergency services) due to funding constraints, also may lack expertise or economy of scale to provide these services.</p>
<p>Why is the state bailing out the richest counties in the state instead of all of the counties?</p>
<p>Tax incentives should be narrowly tailored to help pay for permitting staff that works to speed up permitting approvals/decisions rather than allowing it to go for other types of work. All too often, incentives are crafted in a way that spreads the funding to other interests so that the stated intent doesn't actually get accomplished.</p>

1. Cities should only be able to request expansion of their UGA the year following the OFM population forecast is release or at the same time as their comp plan updates.
2. Cities should be required to have an annexation plan for their UGA and that annexation plan should be updated at the same time as the their comp plan. If there is no adopted annexation plan then UGA expansion should be prohibited.
3. Cities in many counties adopted very large UGAs years ago because they wanted to grab land when they could and no they realize their UGAs are too large or in the wrong location (usually because the city won't be able to serve it). We need an easy process for giving back UGA.

Appendix 3: Answers for Question 11
Why or why not should State laws that guide how water, sewer, school systems, and ports plan for future services be consistent with how cities and counties plan for growth?
If they are not consitent, they will undermine eachothers efforts. Alos, integration will lead to a more holistic vision for the future of our communities and be more efficient with resources and capacity.
Consistency make for predictability which makes for better services.
The problem is that if this is done state-wide, without a regard for rural vs urban, you will be require too much for planning from small school systems. Much of this has to do with scale. Ports are usually service-intensive. The planning for the Port of Port Angeles should not be consistent with the planning for the cities of Forks and Clallam Bay, even though all are in Clallam County.
There is work that needs to be done to better facilitate meeting the infrastructure demands based on state requirements.
Consistency of the planning process would be beneficial for all parties.
Yes, because there is no coordination now. Particularly schools and water.
You have screwed up those laws enough.
Schools are oftentimes built where land is less expensive. The infrastructure isn't always in place to allow for safe, active transportation or public transportation options. It's not safe for biking or walking children and families to site schools in heavy freight or port corridors. It's important for how water, sewer, school systems, and ports plan for future services to be consistent with how cities and counties plan for growth.
I'm assuming there would be variations based on density, accessibility, resources...
Consistency across the board
Yes, because service provision is a huge development driver and if they operate outside of planning policies, what's the point of the policies!
All of these items play a part in the growth of a city or county. If all areas are not planned to the same growth numbers it can result in shortfalls.
Development and change are regularly stymied by a lack of across-the-board planning in these areas (particularly water/sewer, schools). Addressing that would make the planning process more cohesive, and more effective.
A carriage isn't going anywhere if the horses are running in different directions.

Well if laws that guide these services at the state level are not consistent with how cities and counties plan for growth then that could be problematic from cities, counties, and state perspective, Right? Laws and guidance may be in conflict. That confuses folks. That makes it hard to know what to do.
They are directly linked
The emphasis should be on planning coordination, not additional planning requisites for special purpose government
In many places, these special districts are the primary provider of essential services that must be addressed in the capital facilities element of comprehensive plans.
The method for how schools plan for growth always lags behind city issues and it almost always results in schools missing the initial growth boom. However, I would worry because most districts I have worked with lack capacity and are not very successful at this kind of long range planning.
we need to stop working at cross purposes.
Caveat is that it should only be applicable to those counties that are having the growth issues, or in other words counties required to currently plan. Don't make a broad stroke for everyone as the smaller counties should be able to opt out.
Each area is unique and for the legislature to think they can address each unique area is folly
I don't often trust how efficient the state's planning is. The more decision that is left to the local county or city, usually, the better.
Utilities and urban services have been the stepchild of the GMA, having only a secondary role in growth management planning. They should be fully at the table in CWPPs to ensure that all communities are served, without overlap.
I am broken record. The state should not be controlling local planning or local issues
what ever we do, it needs to remove barriers for expansion of the UGA.
The State should be held to the same standards.
right now there is no coordination, also have alot of small districts that are no cost effective need to look at merging smaller entitites into larger to get economies of scale.
WSST collected from Growth must be committed to supporting growth.
They should be guidelines but not mandates. However the State should mandate population growth (fair share) and allow cities and counties first to meet those numbers and the necessary infrastructure to accommodate that growth. If Cities and Counties consistently miss their fair share the State should be given authority thru GMA to suggest changes and withhold funding until municipalities come back into compliance. This is for fully planning counties with buildable lands reporting.
It's not "comprehensive planning" without consistency and participation.
This is a major flaw of the growth management act to begin with. Not incorporating infrastructure into the planning of growth is a massive falacy, and a prime example of why central planning at the State level is flawed and should be avoided where ever possible.

Water, sewer, school systems all drive where development demand is and the development patterns. These should be coordinated and consistent with county and city plans that include focus on protecting green space, including habitat, ag land, and working forest. (I don't know enough about ports to comment on them)
these are all imperative to how growth occurs and the main reason GMA is flawed. (proximately to utilities takes developable land in the UGA out of the mix for property able to develop to its highest and best use due to cost of utility extensions)
State laws should support how the cities and counties plan to expand or infill because otherwise those laws can act as barriers.
It has not been an issue for me . Don't add complexity
As providers of specific urban services, such special purpose districts should integrate their own strategic planning with the underlying city/county land use planning.
This is a strange question. Has anyone seriously suggested they should be inconsistent? The provision of urban services is one of the most powerful tools a City/County has to shape, enable, or prohibit growth. In some jurisdictions the majority of services (sewer, water, schools, transit service, and fire protection) are provided by special purpose districts. Absent consistency with city/county plans there's no way for cities/counties to plan effectively. For example, designated an area of urban levels of development is meaningless if a sewer district refuses to provide service or a fire district cannot effectively respond to calls.
These services are essential for growth and must be inline with plan (planning and CIP).
The consistency requirements make it so smaller jurisdictions never get investments they need. Getting rid of the consistency requirements would provide needed flexibility.
Coordination should be encouraged yet because the plans for growth are not necessarily where property owners actually decide to develop, and are very slow to be adjusted to the realities, it would be better not to tie down the ability of those who need to deploy services in a manner that can lead to litigation from people outside of the community.
(And Fire Districts). Yes, because the GMA requires proof of adequate services for growth and development. But the special service districts are planning for growth the same what counties are and their is a lag.

Appendix 4: Answers for Question 12
Do you have any technical information to share for why or why not should State laws that guide how water, sewer, school systems, and ports plan for future services be consistent with how cities and counties plan for growth?
no
Have a two or three tier system for planning for growth.
No.

<ul style="list-style-type: none"> • School Facilities Manual, Site Selection, Pages 111-119 (http://www.k12.wa.us/SchFacilities/pubdocs/SchoolFacilitiesManual2011.pdf) • Summary Report First Summit on School Planning and Siting in Washington, Highline Community College, February 2007 (http://www.k12.wa.us/SchFacilities/Publications/pubdocs/SummitSchoolSitingReportMay2007.pdf) • US Environmental Protection Agency. 2003. Travel and Environmental Implications of School Siting (http://www2.epa.gov/smartgrowth/travel-and-environmental-implications-school-siting) • Impact of Safe Routes to Schools program on walking and biking (http://activelivingresearch.org/sites/default/files/ALR_Review_SRTS_May2015_0.pdf) • US Environmental Protection Agency, Safe Routes to School (http://www.epa.gov/schools/transportation/saferoutes.html) • US Environmental Protection Agency, Smart Growth and School Siting (http://www2.epa.gov/smartgrowth/smart-growth-and-school-siting) • Schools for Successful Communities: An Element of Smart Growth (http://www2.epa.gov/sites/production/files/2014-02/documents/smartgrowth_schools_pub.pdf)
Probably comprehensive plan reviews, maybe with requirement to sync with UGAs or regional planning goals
In order to receive state funding they would be required to complete necessary plans.
Local political rifts and/or conflict avoidance could derail plan consistency. Establish a professional tribunal/review system within Commerce to approve/evaluate consistency. In the first case an action to approve or deny would provide some sense of finality. In the second an evaluation might provide some evidence or presumption to use in an appeal or challenge to the smaller district plans.
Well to be consistent at various government levels, we need to know what each level is doing. So what is happening on local levels like cities and counties, what are there issues and concerns, what works, what does not. And same for the state. Do we pick easier things first or go for changing the bigger issues first?
I would frame this as harmonizing the efforts between different stakeholders when it comes to growth.
no
Sorry, no.
Yes, go away
i would look at economies of scale and what the cost for service is for larger entities weather that be cities, water, sewer, school districts. also they have no accountability for how they spend the money.
I co authored the City of Kirkalnd's 2020 plan in 1995. I was able to forecast and see the results from our state's GMA policies, so i built and experienced first hand how GMA worked, or acutally, mostly did not work.
167 connection to the Port of Tacoma should have been built 40 years ago. Connecting warehouse infrastructure to the port.
Growth in Pierce County should have occurred in the Rural seperator between Puyallup and Tacoma where the INFASTRUCTURE is. Not pushed into Graham, Bonney Lake, and beyond. Rezone and Rework.

Properties in the UGA which are not within 300ft of water or sewer mains capable of serving them with standard means shall not be included in the buildable lands inventory. (or at least discounted by 75% of permitted density to account for likelihood that the parcels will wait for utilities before development occurs)
Equity question 4, 5 and 6 below should have a (none) option
Demonstration of active engagement with special purpose districts throughout the comprehensive plan update process should be required.
(1) Amend the GMA to unambiguously state that special purpose districts are subject to GMA planning requirements and to explain what their obligations are.
(2) Amend the GMA to hold special purpose districts accountable, just as cities and counties are, for failing to comply with their obligations under the GMA. Specifically, they should be required to adopted 6 and 20 year capital plans in coordination with the cities/counties they serve, and they should be subject to GMHB appeal/sanctions for failing to adopt a required plan, or for adopting a non-compliant plan.
(3) Require that CWPPS be amended to clearly discuss how planing will be coordinated between special service districts and cities/counties. The CWPPs should address funding, dispute resolution, demand management, and level of service expectations.
Water and wastewater require extensive infrastructure, must have some certainty to fund investments that support growth. Similar for emergency services I expect.
The Governor in a recent press conference indicated that the state needed to get rid of zoning laws that prevent building residential units to tackle the homelessness crisis. Consistency requirements curtail the rapid deployment of building that doesn't fit with the comp plan and other regulations that can stretch back 30 years with only minor modifications.
I think the state should provide specific guidance about how to develop a comprehensive plan and a model plan. The state should also provide money for districts to hire consultants to help develop the plans.

Appendix 5: Answers for Question 19
How should cities and counties pay for any new requirements in the Growth Management Act to require more thorough engagement with groups that are typically underrepresented in the planning process and unevenly affected by its outcomes?
Money from the State for outreach and participation
State tax credits and incentives. Permit fees.
I think state resources should be used in to assist, but to be clear they should be doing planning that doesn't unduely impact certain groups. Cities and counties should not be ignoring or failing to engage with groups because they are typically underrepresented.
Any requirements must be funded by the State in accordance with the RCWs.
with grants from the state which enacted the GMA that imposes these requirements on cities and counties
They shouldn't. GMA is already too cumbersome. It should be pared down.

Funding allocation provided by Commerce that can only be used for that purpose.
They should not have to pay as it is being forced upon us by the state , let the state pay
Through their budgets. State grants are also always welcome. But this is a reasonable requirement, and could have overlap with other city outreach efforts.
A standard percentage of a city or county budget should be required to be set aside for Comprehensive Planning and the rest should be filled with a variety of grant opportunities from the State.
Cities and counties should be required to fully utilize their councilmanic authority to increase property taxes up to the 1% limit every year, prior to receiving any state funding. Copy/paste this statement to every question that touches on "How cities and counties pay for stuff." If you have banked property tax capacity, come back when you don't.
That said, in Central Puget Sound counties, municipal cost sharing agreements to fund planning work could prove effective in achieving the desired result while not overburdening city finances. This work could be done by the county, but trust (lack of), turf, and politics get in the way of that cooperation. A critical problem of collaborative work like this is that, as it currently works, all cities are free to disregard that work because it isn't responding to statutory requirements.
Other, quasi-governmental entities like housing authorities are another venue for this municipal cooperation to feed through. (Probably want to consult them and AWAHA about it first, though.)
The state can either fill the empty, out-stretched hands with grant funds or put them to work by removing barriers to local revenue generation.
State funding
Through grants awarded by the state or the federal government perhaps.
State grants would be most helpful
Increase the size of commerce grants
State should provide funding
everything about the planning increases costs. That drives inequities in housing options. Workshops could be a step for those interested. This is somewhat technical in nature and lots of issues, so if you don't deal with it on a daily basis, it is a bit much. Other issue is that if you have constituents looking for certain items in a plan that are retired or don't work, they have the time for input. Working people that are trying to make a living are hampered with lack of time to deal with this.
It is already a public process. Just advertise the opportunities more
Opportunity should be equal if the laws are applied evenly.
Expand state planning grants, with requirements to reach out and improve equity (as well as climate mitigation)
If the state mandates anything the state should pay for it
We do not need new requirements. The process is open to everyone currently. All benefit from an increase in availability and supply. they shouldn't.

<p>the issue is that we are not paying attention to what is driving the cost of housing which is all these rules and requirements, yes we need to be mindful of equity and the environment but Olympia and the west side is taking to far they want our one state to solve the worlds problems but it will lead to lack of housing and attainable housing.</p>
<p>This is a political vague concept and has no concrete bearing on GMA. Equity is the value one builds into thier ownership. Any regulations that make it harder to build ownership must be reduced.</p>
<p>reduce spending in other areas. Be responsible with the money that is already funneling in through new construction, including sales tax revenue, permitting fees, impact fees, increased property taxes from appreciation and new homes being delivered. The issue is not a shortage of funds, it is how the money is spent. A city cannot increase the amount of affordable housing by continually raising taxes and fees. this is counter intuitive</p>
<p>Land use actions are designed so the public process is respectful to all that choose to participate . All land use regulations should be applied equally to all segments of the population.</p>
<p>The State should be providing resources for planning and grants for engagement, as Rep Pollet proposed for HB 1981. But, it is a fundamental duty of local governments to design engagement with all residents, particularly those who are disparately impacted by factors in land use and planning that impact health and equity.</p>
<p>These requirements should be voided. The best way to provide equity is to open up lands for construction and provide attainable housing. All of the other pet projects just add more straws to the river, and cause more problems with equity than they solve. These policies funnel money to politicians, cronies, and consultants. They provide negative positive impact on the communities they serve to aid - when planned at the State level.</p>
<p>State and federal grants. New taxes on the polluting industries. Reform the tax code so it is a progressive instead of regressive taxes.</p>
<p>general fund budget dollars</p>
<p>Online meetings, make public facilities/computers that already exist available to engage in these online meetings, communications campaigns to let the public know about the meetings far in advance and also right before the meetings, stakeholder workgroups, and sufficient time during the meetings for public comment.</p>
<p>State should pay.</p>
<p>This question assumes the situation exists. Every community in 2022 has the opportunity to participate in local issues. I have yet to find that the groups most often referred to are actually underrepresented. I also find that terms like underrepresented are ill defined, So are words like equity. These fluffy political constructs do not have a place in growth management. They cannot be measured or justified.</p>
<p>State should fund</p>
<p>I'm not convinced this would necessarily entail a great deal of expense. Instead I'm of the opinion that this requires a change in practices and mindset. However there could be some expenses, and if additional funding is required it should come from a source that doesn't further burden those who have be unevenly affected by past planning efforts. Suggestions include: (1) real estate excise tax on luxury homes, (2) windfall tax on properties recently added to a UGA, (3) luxury vehicle excise taxes.</p>
<p>It should be a effort moving forward, not looking backwards</p>

<p>It is sad to watch scarce resources be used on public outreach to groups that don't care enough to get involved. It seems there is an interest in talking to as many people as possible without bringing facts, figures, and what costs are going to be to do what is being asked. Too many government agencies are going to groups and saying what do you want without also asking do you want to pay more to do those things? So, of course, those groups ask for things that the government doesn't have resources to pay for. There is no management of expectations based on resources.</p>
<p>The equity debate has created division that didn't exist before by not actually providing feasible solutions that help the majority of taxpayers. A tiny vocal minority is sucking up resources so that the overall quality of life goes down for everybody, including the groups equity is supposed to help.</p>
<p>Zoom allows for government officials to schedule meetings with interest groups without having to pay for people to drive in a car or stay in hotel rooms. Use technology to advantage and take some of the dollars out of the travel budget.</p>
<p>Consider reducing the number of public meetings and actually have elected officials go out into the communities they represent and ask for feedback in a less formal manner. Have them report back at a council meeting.</p>
<p>Grants</p>
<p>I don't think it should require more funding. In my previous job, it was just a shift how we did public engagement not additional public engagement. There are many existing groups that represent diverse populations - planners just haven't done a good job utilizing those groups. It's just a matter of identifying them, building relations and go to them for engagement (don't ask them to come to you - go to their meetings, go to their gatherings.)</p>

<p>Appendix 6: Answers to Question 20</p>
<p>How and when can cities and counties best integrate equity in community engagement?</p>
<p>Look to WA Environmental Justice Taskforce's report from 2019 that includes a whole appendix on community engagement.</p>
<p>GMA should be limited to physical infrastructure, not social engineering.</p>
<p>When they are doing their comprehensive plans and strategic planning. Reach out to all segments of the community.</p>
<p>In understanding the impacts, in outreach, in when to address capital facilities and transportation impacts. So basically it should be addressed and integrated at all levels.</p>
<p>All planning processes should have community involvement and reflect the demographics and lifestyles of the residents of the planning area.</p>
<p>Let constituents decide where they want to live. Stop trying to micromanage where minority groups live. Let them move where they want to. Stop being racists.</p>

When engaging the community, hold outreach/workshops/etc. along bus lines; with childcare options; with accessible sidewalks with ADA ramps; and provide some sort of refreshments. Also provide materials in any predominant non-English language, and sign language and interpretation services. Provide incentives for participation. Provide multiple options; utilize technology for remote participation. Don't assume all communities have technology when advertising opportunities. Work with community leaders to understand the communities' needs. Try to find opportunities to go to where the people you want to connect with already are, rather than asking them to come to you.
Make engagement meaningful, seek out new ways to reach people, practice culturally-sensitive communication, build trust with community leaders who represent under-served communities.
BY allowing only local voters to have a voice in how their communities are affected.
Through targeted outreach to specific communities at the usual stages of outreach, through early stakeholder groups before scenarios are developed or before outreach might normally begin.
There should be standardized public engagement platforms that are free to local governments to use, along with the availability of programs to convert documents into multiple languages.
At plan creation ("Here's our plan, what are your thoughts/changes?") and when nearing plan completion ("Here is what our expertise is telling us to do, what needs of the community does it miss, what didn't we think of?")
Having designated advocates representing equity interests across many jurisdictions.
Throughout the outreach process. It helps if folks leading the community engagement are from a variety of backgrounds. We know that folks often engage more/better/differently if they feel they are listened to/have someone to identify with/supported (e.g. child care available etc). Community engagement is not a one time process. It's like a way of operating and we need to have it in mind all the time.
Early in the process
Early and continuous public participation is required by GMA, and equity should be addressed throughout the process
In reality, the answer is probably at all times. However, the comp plan update process is a great time to focus on equity in community engagement and to identify stakeholders moving forward.
I have no idea
have specific meetings in under represented areas.
It is already a public process. Just advertise the opportunities more
Opportunity should be equal if the laws are applied evenly.
This is hard to answer during the pandemic. I don't have any good ideas.
Isn't everyone welcome and entitled to speak up? Why are you pushing something that is already a right we have?
All benefit from an increase in availability and supply.
nothing more than posting publicly what is happening and giving people the option to be involved.
make sure all groups are represented but right now the think more regulation and requirements are the answer. make housing attainable to all regardless of race or anything else.

By making home and business ownership easier to achieve by those who want to.
Get rid of community input processes that result in disproportionate representation from older whiter wealthier community members.
Voting is community engagement, too.
streamline processes to shorten durations to get projects approved thus reducing development costs and allowing cycle times to be reduced. this will result in builders and developers to bring more lots and homes on-line at reduced costs to buyers
The public notice mandate allows any and all segments of the population to participate with recommendations. Anyone who chooses to engage can also do so via local activism,school boards, planning commissions and running for office.
By directly funding and working with community based organizations. Grants from the state should be available to community based organizations in communities at risk from displacement in order t facilitate engagement and development of plans and policies which will reduce or prevent displacement and provide new affordable housing for the displaced residents.
Neighborhood and Community meetings handled at the local level can be informative and create project adjustments that integrate equity. State and National level policies will only serve to continue the cycle of oppression, as has been the case for decades with the equity gap continuing to widen.
Early in the process. Offer stipends for community engagement. Ask communities what they need before we tell them what we think they need. Identify strategies to reduce economic displacement.
public hearings and public notices provide sufficient opportunity for engagement
Stakeholder (within the community jurisdiction) workgroups.
Through GMA periodic updates.
Post public notices to the general population. Apply uniform standards for the distribution of notices. Do not apply special standards to any group or individual.
Active engagement with local organizations representing under-represented populations.
Just as with public participation generally: "early and often". Also, by focusing on the desires of those who show up at public meetings or put forth proposals the system is inherently balanced towards those who have resources and who are well connected and against the needs of those who lack the time, resources, and public connections. Paradoxically, addressing the needs of those who are traditionally underrepresented may mean less traditional public outreach and more efforts to understand the needs of the community broadly.
ensure engagement happens in all impacted communities in the medium/media that reaches that community
See answer to question 7.
Onset of planning

Continuously. In order to integrate equity, planners need to be building long term relationships with all people in the community. You can't just drop in and say work with me on this plan. You need to go to their meetings and listen to their concerns continuously so when you need their input they know you and are likely to engage. This means making sure the jurisdiction's budget reflects the need for on-going community engagement, not project engagement.

<p>Appendix 7: Answers to Question 21 Do you have any other specific information we should be considering regarding equity, environmental justice, and human health and wellbeing in the GMA?</p>
<p>Please focus the GMA on housing affordability, including root causes such as infrastructure, density, and increasing the number of homes built.</p>
<p>WSDOT is in the process of responding to the HEAL Act and updating our business processes. We're happy to collaborate and share with others as we gain experience.</p>
<p>Keep the big city voters out of rural land use issues</p>
<p>I believe we need to teach children in school more about how local government works and about public engagement. They all learn about Federal and State Government which is great but most will not be directly involved in these processes. To me citizens can make a larger impact at the local level. It seems they are more engaged at this level as well because these things are happening in their neighborhood or community.</p>
<p>All covered in item 7.</p>
<p>I think that there are many resources. DNR's policy group has a staff person focused on environmental justice and equity. He may be a good resource for you.</p>
<p>I think it would be helpful to reimagine SEPA in a way that is less framed as considering environmental impacts (largely address by other regulations in many jurisdictions) and to create a new statewide framework for noticing and community engagement. This could focus equally on project actions and long-range actions, which is an area SEPA certainly struggles.</p>
<p>No</p>
<p>Get out of the woke culture and us some common sense.</p>
<p>We need to streamline not add process</p>
<p>Why would anyone expect High Cost Regulations would result in Low Cost Housing?</p>
<p>https://www.theatlantic.com/ideas/archive/2022/04/local-government-community-input-housing-public-transportation/629625/</p>
<p>Government creates goals and strategies to achieve. local jurisdictions and people in the organizations often times dont have the same goals or objectives and thus, the best ideas dont get implemented effectively. often, jurisdictional staff do not support "can do attitudes" and become obstructions to achieve the goals. Leaders need to lead and motivate staff to achieve desired objectives. Attitude is often more important than aptitude</p>

The growth management act is the largest piece of exclusionary zoning that could have ever been conceived. It is a large contributor to our homeless problem, and our issue with equity provided to underserved communities.
It's not working folks. Go back to the drawing board and start over.
reduction in zoning restrictions to allow more diverse housing types
Do not move forward with this subject. It will be used as a weapon to support allies of the current political party in power. It will be used as vilify opponents of the that same group in power. It is a "fluffy" concept that can be molded to be anything you want it to be, and it will never be applied equally.
no
Cities and Counties should plan for the needs of all people (not just the well connected), public policy should be informed by facts and data, and there should be a frank and honest exchange of information between people and their government officials. Public participation in the planning process needs to involve two-way communication, not just soliciting uninformed opinions, or informing people of predetermined actions.
Also, who speaks for future generations?
Community building is unifying and tries to take all viewpoints into consideration and then moves forward with what can be considered the best of all the options. There are going to be upset people with every government choice.
Government is creating a quagmire for itself by giving the impression that all concerns must be addressed in the manner the underrepresented and disadvantaged people want (even if it is costly or treats other people more poorly than themselves). It can set itself up for lawsuits when it does not do what every community interest wants government to do.
Not all communities are the same. In my county the biggest equity issues are related to Native Americans and migrant workers. In my last jurisdiction the biggest equity issues were related to historic redlining and Black community. A one size fits all for each jurisdiction is not appropriate. Instead the laws should be that the jurisdiction needs to identify which groups of people have been historically actively removed from the planning process and engaging with them.

Appendix 8: Answers to Question 24
Do you have any more specific information or suggestions on what we should consider when looking at financial tax incentives for housing?
The multifamily tax exemption is working well for private developers, and land trusts need strong funding for permanent affordable housing.
Reduced REET for those building, and then selling, below market rate housing.
The permitting process and regulatory compliance are significant factors in effecting housing starts. Examining the goals of the regulations and addressing costs of compliance would be ways to provide incentives.
If you want to make housing more affordable, stop making it more expensive through regulations and restrictive land use policy. Or just reduce property taxes!

Provide reduced trip generation rates for transportation efficient locations to reduce impact fees.
I am not sure financial incentives will be enough to sway status quo politics.
To what extent would these tax incentives decrease services and capital investment in more rural, less densely populated areas?
Allow Counties and cities in Rural Washington the chance to determine their own destiny
Cities that plan for growth should be rewarded and others should not be.
To me the issue is not at the city or county level but with the developers. For example a city can codify diverse housing options in multiple zones, however a developer is going to continue to build the type of housing that makes them the most profit.
Allow cities to collect a portion of State REET funds for middle density housing (meeting state guidelines). In essence, dangle the carrot in front of cities. Problem: Rich cities won't take it, poorer cities might. Bellevue (probably) won't be moved to take action by some REET rebate money for staff or other things. Work to address that. In any case, don't heavily restrict what the REET funds can be used for by the city, if possible.
Have various incentives: First portion for community space (garden, green space, trees (thus sidestepping tree canopy and environmental concerns); second portion for maximum 1 or 0 parking spaces per unit, whether done by choice by developer or required by city is up to them); third portion for proximity to areas zoned to allow critical amenities (varied food, healthcare, commercial like legal, accounting, daycare, other activities); fourth portion for proximity to transit; And so on.
Each portion separate from the others and can be mixed and matched, giving cities control over how much money they want to collect. Would suggest the REET exemption isn't permanent for the property, but persists for X years or Y # of sales of the property (so the state isn't permanently at the deficit, but the city gets something).
Consider annual population density changes when distributing state funds. If jurisdictions' density decreases, then we should presume they are developing in unaffordable ways and need an incentive to change.
The State receives more tax benefits from growth than local governments and neighborhoods, even though the State doesn't really have to deal with impacts/realities of growth at the local level.
Consider looking at what Oregon did for middle housing. I wish had more insight on financial incentives for housing. Again, Oregon might be a good resource to compare what has worked and not worked. Contact Kristin Greene at DLCD.
cities and counties that are eligible to pass a local housing fund should be required to do so before being eligible for additional housing tax incentives
I think a lot of jurisdictions allow more housing types, but there aren't many developers who build those units in great numbers. I also think cities should be focusing on developing those units where they can be efficiently served by transit in those communities which are served. By allowing them over to broad an area fails to create the pockets of density sufficient for efficient transit operation.

No
most people prefer single family. Planners love dense multi family, yet based upon a study that I read last year, very few planners live in that type of housing. Pretty inconsistent in my mind. Laws for Condo's need to be addressed which would help greatly.
"out of the box" thinking and opportunity is what breeds success. If left in the constraints of the state all the time, it will tend to discourage ingenuity and variation.
2% statewide REET to be blocked granted to counties and/or cities to be used for acquisition and development of affordable housing up to 80% AMI with option to increase AMI level to 120% upon request to the department of commerce.
Stop giving our tax dollars away to incentivize bad habits
More supply and less process will create incentives
The State already has enormous surpluses; that money should be used as incentives for cities and counties to provide developers incentive to affordable housing.
single family zoning is racist and should be removed as they have done in oregon and california. allow builders to put in whatever housing makes sense, ADU's, duplexes, triplexes... missing middle. We need to be able to produce more housing at a lower cost if we are ever going to get out of this mess.
Reduce the cost of regulations.
Any financial tax incentives for housing should be tied to actual permits issued. Cities should not receive state tax incentives for passing zoning reform (that should be a requirement). But, it is a good idea to incentivize cities to add new residents.
we have to stop talking about affordable housing and attainable housing in one breath, and continue passing more restrictions and cost prohibitive policies in the next breath. for every requirement, there is a cost. if you increase permit fees, increase utility fees, add new items to electrical codes, upgrade entergy requirements, etc. it all piles on top of already costly development costs
6 year tax abatement (Similar to MFTE)for new single family homes/condos/townhomes that are for sale as long as they are at or under median new home price for the area.
There are both State Constitutional and policy objections to blanket incentives for more housing, rather than targeted incentives for affordable housing to meet defined needs. for example, it is likely unconstitutional to offer housing incentives that result in developers receiving a tax benefit for building residences that are owned as investment vehicles or which are used in businesses for short-term rental such as Airbnb.
Incentives don't work. They push outcomes but the inefficiencies forced on the markets counteract the incentives. Avoid central State level planning whenever possible.
state should raise taxes on second homes, luxury apartments, and vacation rentals to raise funds for housing.
It wouldn't cost the state anything if they would just get a spine and mandate it. local controls are too broad.
The biggest incentives are lowering taxes and reforming regulations that are currently impeding new construction and extensive remodels/repurposing of buildings.

Housing builds better communities. It drives the economy. The State does not spend its funds well. Taking funds from the State and moving it closer to the people who pay the taxes is a positive thing. Increased housing opportunity is always a positive.
no
Cities should be required to plan for, and allow, more divers housing types. Counties should focus on managing rural resources (urban growth should occur in cities). Offering financial incentives won't fix the problem, because this isn't fundamentally a financial issue. Instead restrictions on diverse housing types are result of exclusionary tendencies/beliefs and the disproportionate influence of the owners of single-family homes. In fact, in many cases higher density housing and accommodating growth through infill and redevelopment would be more cost effective than the alternative.
Allow more housing types, ensure zoning permits more affordable housing. Need to allow for things like communal housing µ apartments
The cities and counties should just allow more diverse housing types.
Property owners should be given the incentives to allow development on their land. Builders should be given relief from government fees and regulations.
We need to support non-profits building, owning and managing housing for people at 50-80% MHI. Helping communities stand-up 501c3's by providing technical assistance. Providing grants to purchase existing housing stock and turn SFHs into duplexes and triplexes. And making sure those options are available in struggling small rural communities, not just big cities.

Appendix 9: Answers to Question 25
Do you have any general perspectives on housing availability and affordability you would like us to consider?
Housing affordability needs to be the main focus of the GMA. Don't dilute it with social justice issues.
Affordable Housing needs to consider housing that will be OWNED, and not just subsidized apartments. Different housing types (like attached housing/zero lotline, need to be encouraged in urban areas--even less dense urban areas.
Currently cities are required to show they are meeting the needs of all income levels. This is a requirements and we shouldn't be giving tax incentives for doing the law, if it is to assist in meeting the housing needs of the region above and beyond what is allocated there is a conversation to be had.
Home ownership is the first hurdle to overcome but as one owns a home, they also have obligations and responsibilities. As taxes are escalating, it also makes ownership more challenging. ,
The majority of the unaffordability in housing is created through regulations, overburdening of government bureaucracies, and artificial land use policies which tie up otherwise buildable land.

<p>Housing availability and affordability should be considered with multimodal transportation options. Developments should be mixed use and transit oriented, meaning jobs, essential amenities, and houses should be built near enough to each other that people can walk or bike to them. Affordable housing should be near transit stops.</p>
<p>Moving from lower to higher uses in developed cities often displaces long established amenities like businesses, services, entertainment. Some of which effect the livability of our cities. Over emphasizing housing, for example, may adversely effect a neighborhood.</p>
<p>Help roll back some of the overreaching regulatory requirements put upon counties and cities in rural Washington</p>
<p>Housing affordability is a regional and statewide issue, and needs statewide solutions and directives.</p>
<p>The need for housing and different housing types needs to be more widely talked about to the everyday citizen from the state level down. Currently it is up to each individual city to explain to the citizens why the city is mandated to provide diverse housing types and to accommodate thousands of new people each year. The current residents then are upset and start saying the City is allowing a certain type of development because they are being paid off even though that is not the case.</p> <p>There needs to be some sort of rent control or limits for affordability. Most apartments in my small city rent for twice the amount of my mortgage on my house. I would be able to rent a 1 bedroom apartment for the same amount as my 4 bedroom 2 bath house on 3 acres that houses 5 people. I live 1 mile outside the city limits.</p>
<p>The state should follow on the work done by Urban3 in Snohomish and King Counties that demonstrate the financial productivity of middle housing types, and supplement that work with other considerations (service and utility costs, transit, tree canopy, etc.).</p>
<p>Consider a state-collected "homesteader tax" on second homes as the basis for funding a broad housing attainability program. The program could provide grants for local government infrastructure, bridge financing for seasonal businesses, and additions to the housing supply. This may help address the commodification of housing (and subsequent "price-fixing") by corporate interests.</p> <p>Advocate for federal changes to include rent in income tax adjustments.</p> <p>In summary-solving the housing crisis will take actions at the local level, the state level, and the federal level. The Growth Management Act determines how localities act, but is not itself a state-level action. It cannot be satisfied with that as the only effort.</p>
<p>City zoning prohibits lots of types of housing that if allowed, could and would be built, and would be more compact and affordable. City zoning needs to be reformed to allow more housing in all neighborhoods, rather than sending most new growth to certain areas to spare existing homeowners.</p>
<p>Having moved from Portland to Olympia... Most people found housing very expensive and hard to get. It's hard to find what they want where they want it and a price they can afford. Having a variety of housing options is helpful. Duplexes. ADUs. Different styles of houses and apartments.</p>
<p>There needs to be a state or federal level incentive for the development of condominiumized stacked flats or other forms of smaller units which are offered for sale. There is a lot of discussion about warranty reform or other issues, but the real issue is simply the hurdle presented by the federal tax code. Without this barrier we would see a lot more of these units developed which fixes a clear need in housing choice.</p>
<p>Government can only encourage private owners to take action. There is a big difference between allowing types of housing to be built and what actually is built.</p>

cut down on regulations from the building code council which is predominantly made up of those groups that make money by adding more regulation, thus more things that need to be added to build a house or building. Again competing aims of affordable housing but all the regulation increases costs. That is the main problem to be equitable in housing.
We cannot subsidize our way to a home that is affordable across all economic segments. We MUST build more 'missing middle' housing and that includes multi-family, townhomes, cottages etc.
Please consider legislation annulling the current ratcheting down of energy codes. Most new incentives are not as helpful in curbing energy use, and it is driving up the cost of construction and appliances greatly.
We can't make housing more affordable by adding state regulations the cost of said regulations go directly into the cost of each housing unit.
Tax short term rentals at the same rate as hotels Forbid short term rentals in the most dense single family zoning in towns and cities.
We've been looking for single solutions to incredibly complex housing issues. Promoting "middle housing" might help in some cities and counties, but planners and housing programs must analyze the many housing markets and communities of need, to identify specific programs for narrow segments.
The growth management act has created the problem of lack of availability and affordability by restricting rural zoning and the underlying basis that everyone should live in the urban areas
We need more supply and less process. There is a significant shortage of financially viable development land. The process adds cost that makes what is available unaffordable.
We clearly have a supply shortage of housing, both for-sale and rentals. We are completely missing the entry-level market and those people are forced to rent, rather than buy. We have to figure out ways to provide affordable housing stock, so the next generation can become homeowners.
hold jurisdictions accountable to get permits processed in a timely manner. allow all housing types across more areas at least in the cities.
Support the creation of healthy family structures that can nurture children. Everything follows from that.
The state should set a floor for the types of housing that cities must require. Allowing more diverse housing types should be required, rather than optional.
<p>simply two items</p> <p>1) delays and complexity drive cost. onerous durations imposed on builders and developers drive cost. Attitude of staff and alignment to desired goals is free. Dont let the sideshow run the circus.</p> <p>2) you have to recognize that all costs compound, and every new idea implemented adds cost. consider the law of diminishing returns and ask "how does this benefit the customer, and does the cost and impact on affordability have an offset". Energy code changes add significant costs to construction and remove 10,000's of buyers from the ability to purchase homes. as new construction cost and prices go up, so do resales homes without the same benefits. The compromise needs discussion</p>
Cities should be mandated by the State to create more zoning for missing middle homes. See below!

<p>Your middle housing question fails to consider all the equity and environmental justice issues which you have inquired about. There is no recognition in the survey questions as to whether requirements or incentives for increasing density near transit should: a) be utilized to prevent displacement of lower income residents and communities of color from areas near the transit that they need due to the economic reality of greatly increased value and desirability for building high end market housing near transit and other major public infrastructure; and, b) be focused on ensuring that significant new AFFORDABLE housing is built near transit. This should be closely related to the new mandate from HB 1221 (2021) that local governments must now, for the first time, plan to meet the housing needs of all economic segments of the current and future residents. If minimum standards for affordable housing to meet a portion of regional needs for each economic segment of the population are not adopted, then economic forces will always result in both displacement and dominance of new housing near transit serving the wealthiest residents.</p>
<p>It is a serious policy flaw to continue to define this housing policy based on a type of building, rather than the policy of ensuring that affordable housing for low and middle income households, including families working in public service and service industries, is built near transit. Requiring a type of housing does NOTHING for affordability. Calling it "middle housing" is a misnomer in that it does not serve people of middle income.</p>
<p>Housing is unaffordable because State regulations add 40% to the overall cost of housing. Too many straws in the river. Take a drive through Dallas or Houston. They are building great communities and housing options at affordable prices. Rethink your entire framework.</p>
<p>State should reconsider allowing any single family residential zoning in city and UGAs and rethink current minimum lot sizes in cities and UGAs. State should reconsider taxing frameworks that encourages growth contrary to state and regional goals. State should provide guidance to jurisdictions on how to reduce or prevent economic displacement.</p>
<p>Zoning is they key. Flexible zoning allows the market to provide diverse housing types in more areas. Furthermore, we will never fix the housing problem if we hold tight on the urban growth boundary, allow jurisdictions to drag out permit timelines, and don't penalize jurisdictions like Sammamish that give the middle finger to growth without penalty.</p>
<p>There are buildings that need to be remodeled and zoned differently to provide additional housing. This needs to be an option, along with new construction that truly provides a portion for lower income folks (and does not expire).</p>
<p>We do not have enough housing in the state. Regulators do not fundamentally understand the housing and development markets.</p>
<p>Development costs making housing unavailable to thousands of people. Development standards circumvent density goals. Development standards increase costs beyond what would normally be considered reasonable or proportional. Environmental standards have been increased to a point where new housing cannot be economically provided. The standards in place in the year 2000 did not result in degradation of the environment. The regulations in place today do not provide a proportional increase in quality as they relate to cost.</p>
<p>no</p>

Effective growth management is the nexus of land values and regulations. Whether widely acknowledged or not, effective UGAs necessarily create a distinct break in the land-rent gradient, rendering property within the UGA comparatively more scarce/expensive and land outside the UGA comparatively less scarce/expensive. Absent regulatory restrictions, land that is expensive will be used efficiently and developed intensively, leading to more compact urban areas and less sprawl. Conversely, the combination of cheap rural land and restrictions non-agricultural/non-rural uses should keep farmers farming and rural areas distinctly rural.

However, in practice, most cities have enacted serve restrictions on what can be built within their UGAs, and have traditionally reserved the majority of their residential land for single-family homes. As a result, developers have respond by building either more expensive homes (if the market will allow it) or nothing at all (if the market won't support it). The end result of these policies is a severe shortage of housing for households who can least afford it.

The solution to this problem is to massively increase what can be built within UGAs. While some might argue for more lenient UGA sizing regulations, sprawling development patterns impose their own financial burdens on low income households. Generally transportation expenses are the second largest household expense after housing. Long commutes are a severe financial burden that is largely unaccounted for and nu-discussed in housing affordability debates.

Need incentives to densify and replace old housing stock in urban centers vs. dense new housing at edge of UGAs.

Housing would be less expensive to build if the environmental and social justice considerations were subject to strict cost-benefit analysis and provided much less burdensome review and mitigation sequencing. The manuals for compliance are thousands of pages and difficult to read. The government is not good about constraining itself in its mandates.

The market will continue to drive towards making the most money possible, which is large SFR. We need to use a stick to change zoning that requires other housing (coupled with funding to help get that other housing developed). Oregon passed a state law prohibiting SFR zoning in the largest cities - we should consider that. But we need to consider that for smaller cities that are growing at a fast rate so that we build in the housing diversity as the city grows.

Another thing in larger cities, when transit is more readily available, minimum parking standards need to be replaced with maximum allowed parking. Parking eats up land that can be used for housing. No more than 2 parking spots per dwelling. (One of our cities requires 3 parking spots per dwelling even when transit is available.) And instead of garages, dwellings should include a storage area (that's what most people use their garage for anyway).

Appendix 10: Answers to Question 31

Do you have any specific information you'd like us to consider on middle housing types?

Middle housing should be encouraged and/or required in any area within a walkable or bikeable distance from businesses, services, and other mixed use destinations, not only in locations with transit services.

<p>Current legislation remains ambiguous about what these things are - what is a stacked flat? What are courtyard apartments? Does a courtyard have to be apartments or can it be condominiums, too? This needs clarity.</p>
<p>Incentivise instead of require. The market will decide what is in demand and viable.</p>
<p>(1) In mandating densities or housing types flexibility should be provided to cities in recognition of the fact that not all areas are suitable for intensive development due to infrastructure constraints or the presence of critical areas.</p> <p>(2) Consideration needs to be given to the mix of nearby land uses. Creating isolated areas of high-density, exclusively residential, development could create untenable transportation demands and impose excessive transportation expenses on residents. The housing discussion needs to be about more than just housing.</p> <p>(3) The terms used to describe "middle housing" need to be reformed. Who in the public actually knows what a "courtyard apartment" is? How does arranging living units around a central courtyard change anything? How many units can a building contain and still be a "plex"? Isn't a stacked flat just another way of describing a duplex, four-plex, six-plex, etc.? Perhaps we should just talk about detached, horizontally attached, and multi-unit buildings?</p> <p>(4) This shouldn't just be a "middle" housing discussion. Most communities only produce/allow one type of housing. Resolving the current housing crisis will require a lot of large multi-unit buildings.</p>