

Index of Records					
Project Name Ordinance 23-062 (2023-0675)					
Hearing Date: Wednesday, July 19, 2023					
Council Staff: Ryan Countryman		PDS Staff: Stephen Toy		DPA: Alethea Hart	
<i>Click on exhibit number to view document</i>					
EXHIBIT	RECORD TYPE	DATE	RECEIVED FROM	EXHIBIT DESCRIPTION	# OF PAGES
3.1 ECAF and Materials					
3.1.001	ECAF	06/12/23	Executive/PDS	Transmitting Executive initiated Ordinance	2
3.1.002	Ordinance	06/12/23	Executive/PDS	Introduced Ordinance	10
3.1.003	Introduction	06/12/23	Councilmember Nate Nehring	Introduction Slip	1
3.2 Council Planning Committee Materials					
3.2.001	Staff Report	06/20/23	Ryan Countryman, Council Staff	Council Staff Report	1
3.2.002	PowerPoint	06/20/23	Stephen Toy, PDS	Presentation at Planning Committee	19 slides
3.2.003	Minutes	06/20/23	Council Staff	Link to Minutes and Video of Planning and Community Development Committee Meeting 06/20/23	1
3.3 Correspondence, Comments, Testimony					
3.4 Staff Reports and Submissions					
3.5 Public Participation					
3.6 Council Deliberations					

Index of Records					
Project Name		2044 Initial Housing Targets			
Part 1 - DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES					
Exhibit #	Record Type	Date	Received From	Exhibit Description	# of Pages
1.0001	Public Outreach	5/3/2023	Staff	Parties of Record	N/A
1.0002	SCT Documents	1/18/2022	Staff	1/13/2022 PAC Agenda	1
1.0003	SCT Documents	2/23/2023	Staff	1/13/2022 PAC Minutes	3
1.0004	SCT Documents	2/3/2023	Staff	2/10/2022 PAC Agenda	1
1.0005	SCT Documents	4/18/2022	Staff	2/10/2022 PAC Minutes	2
1.0006	SCT Documents	5/2/2023	Staff	2/17/2022 Agenda HO-5 Working Group with attachments	6
1.0007	SCT Documents	5/2/2023	Staff	Question from Snohomish County to Commerce	3
1.0008	SCT Documents	5/2/2023	Staff	3/17/2022 Agenda HO-5 Working Group with attachments	82
1.0009	SCT Documents	4/6/2022	Staff	4/14/2022 PAC Agenda	1
1.0010	SCT Documents	6/15/2022	Staff	4/14/2022 PAC Minutes	2
1.0011	SCT Documents	5/2/2023	Staff	4/21/2022 Agenda HO-5 Working Group with attachments	47
1.0012	SCT Documents	5/2/2023	Staff	5/19/2022 Agenda HO-5 Working Group with attachments	6
1.0013	SCT Documents	6/1/2022	Staff	6/9/2022 PAC Agenda	1
1.0014	SCT Documents	11/2/2022	Staff	6/9/2022 PAC Minutes	3
1.0015	SCT Documents	5/2/2023	Staff	6/16/2022 Agenda HO-5 Working Group with attachments	10
1.0016	SCT Documents	6/26/2023	Staff	7/14/2022 Memo to PAC with attachments	24
1.0017	SCT Documents	4/25/2023	Staff	7/20/2022 HO-5 Working Group Meeting Cancellation	1
1.0018	SCT Documents	7/14/2022	Staff	7/21/2022 CAB Agenda	1
1.0019	SCT Documents	9/16/2022	Staff	7/21/2022 CAB Minutes	2
1.0020	SCT Documents	4/25/2023	Staff	8/4/2022 Agenda HO-5 Working Group	1
1.0021	SCT Documents	6/22/2023	Staff	8/4/2022 Agenda HO-5 Working Group with attachments	15
1.0022	SCT Documents	6/26/2023	Staff	8/18/2022 Agenda HO-5 Working Group with attachments	4
1.0023	SCT Documents	5/2/2023	Staff	9/15/2022 Agenda HO-5 Working Group with attachments	127
1.0024	SCT Documents	6/26/2023	Staff	9/15/2022 HO-5 Working Group follow-up attachments	16
1.0025	SCT Documents	5/2/2023	Staff	10/20/2022 Agenda HO-5 Working Group with attachments	5
1.0026	SCT Documents	6/26/2023	Staff	10/20/2022 HO-5 Working Group additional attachments	6
1.0027	SCT Documents	10/20/2022	Staff	10/20/2022 PAC Agenda	2
1.0028	SCT Documents	12/12/2022	Staff	10/20/2022 PAC Minutes	3
1.0029	SCT Documents	4/25/2023	Staff	Additional HO-5 Working Group Meeting on 11/10/2022	1
1.0030	SCT Documents	10/19/2022	Staff	10/26/2022 Steering Committee Agenda	2
1.0031	SCT Documents	1/23/2023	Staff	10/26/2022 Steering Committee Minutes	3
1.0032	SCT Documents	4/25/2023	Staff	11/10/2022 Agenda HO-5 Working Group	1
1.0033	SCT Documents	5/2/2023	Staff	11/10/2022 Agenda HO-5 Working Group with attachments	24
1.0034	SCT Documents	4/26/2023	Staff	11/17/2022 Agenda HO-5 Working Group	1
1.0035	SCT Documents	5/3/2023	Commerce	SCT Allocation Process for HB 1220	2

Index of Records					
Project Name		2044 Initial Housing Targets			
Part 1 - DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES					
Exhibit #	Record Type	Date	Received From	Exhibit Description	# of Pages
1.0036	SCT Documents	12/2/2022	Staff	12/8/2022 PAC Agenda	1
1.0037	SCT Documents	1/18/2022	Staff	12/8/2022 PAC Minutes	3
1.0038	SCT Documents	4/26/2023	Staff	12/15/2022 HO-5 Working Group Meeting Cancellation	1
1.0039	SCT Documents	4/26/2023	Staff	1/05/2023 HO-5 Working Group Meeting Cancellation	2
1.0040	SCT Documents	1/5/2023	Staff	1/12/2023 PAC Agenda	1
1.0041	SCT Documents	3/20/2023	Staff	1/12/2023 PAC Minutes	3
1.0042	SCT Documents	1/12/2023	Staff	1/19/2023 CAB Agenda	1
1.0043	SCT Documents	3/20/2023	Staff	1/19/2023 CAB Minutes	3
1.0044	SCT Documents	5/2/2023	Staff	2/16/2023 HO-5 Working Group Cancellation with attachment	5
1.0045	SCT Documents	2/9/2023	Staff	2/9/2023 PAC Agenda	2
1.0046	SCT Documents	5/3/2023	Staff	2/9/2023 PAC Minutes	4
1.0047	SCT Documents	2/3/2022	Staff	2/10/2022 PAC Agenda	1
1.0048	SCT Documents	4/6/2023	Staff	HO-5 Working Group meetings in March	1
1.0049	SCT Documents	5/3/2023	Staff	Commerce guidance schedule	5
1.0050	SCT Documents	5/2/2023	Staff	3/9/2023 Agenda HO-5 Working Group with attachments	27
1.0051	SCT Documents	3/15/2023	Staff	3/22/2023 Steering Committee Agenda	1
1.0052	SCT Documents	5/3/2023	Staff	3/22/2023 Steering Committee Minutes	2
1.0053	SCT Documents	4/7/2023	Staff	4/13/2023 PAC Agenda	1
1.0054	SCT Documents	4/6/2023	Staff	Draft PAC HO-5 Report Recommendation	2
1.0055	SCT Documents	4/19/2023	Staff	Final PAC HO-5 Report Recommendation	3
1.0056	SCT Documents	5/15/2023	Staff	4/13/2023 PAC Minutes	3
1.0057	SCT Documents	4/19/2023	Staff	4/26/2023 Steering Committee Agenda	2
1.0058	SCT Documents	6/23/2023	Staff	4/26/2023 Steering Committee Minutes	3
1.0059	SCT Documents	5/17/2023	Staff	5/24/2023 Steering Committee Agenda	2
1.0060	SCT Documents	6/23/2023	Staff	5/24/2023 Steering Committee Minutes	5
1.0061	SCT Documents	5/16/2023	Staff	5/24/2023 Steering Committee HO-5 Report Agenda Bill	2
1.0062	SCT Documents	1/5/2022	Staff	1/13/2022 HO-5 Report Presentation to PAC	5
1.0063	SCT Documents	4/26/2023	Staff	2/17/2022 HO-5 Working Group Presentation	11
1.0064	SCT Documents	4/26/2023	Staff	3/17/2022 HO-5 Working Group Presentation	11
1.0065	SCT Documents	4/14/2023	Staff	4/14/2022 HO-5 Report Presentation to PAC	6
1.0066	SCT Documents	4/26/2023	Staff	5/18/2022 HO-5 Working Group Presentation	9
1.0067	SCT Documents	4/27/2023	Staff	6/9/2022 HO-5 Report Presentation to PAC	6
1.0068	SCT Documents	6/27/2023	Staff	6/16/2022 HO-5 Working Group Presentation	12
1.0069	SCT Documents	4/27/2023	Staff	7/21/2022 HO-5 Report Presentation to CAB	21
1.0070	SCT Documents	4/27/2023	Staff	8/4/2022 HO-5 Working Group Presentation	6

Index of Records					
Project Name		2044 Initial Housing Targets			
Part 1 - DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES					
Exhibit #	Record Type	Date	Received From	Exhibit Description	# of Pages
1.0071	SCT Documents	4/27/2023	Staff	8/18/2022 HO-5 Working Group Presentation	6
1.0072	SCT Documents	4/27/2023	Staff	9/14/2022 HO-5 Working Group Presentation (9/15/2022)	12
1.0073	SCT Documents	10/21/2022	Staff	10/20/2022 HO-5 Report Presentation to PAC	38
1.0074	SCT Documents	4/27/2023	Staff	10/20/2022 HO-5 Working Group Presentation	9
1.0075	SCT Documents	4/27/2023	Staff	10/26/2022 HO-5 Report Presentation to Steering Committee	11
1.0076	SCT Documents	4/27/2023	Staff	11/10/2022 HO-5 Working Group Presentation	7
1.0077	SCT Documents	4/27/2023	Staff	11/17/2022 HO-5 Working Group Presentation	34
1.0078	SCT Documents	4/27/2023	Staff	12/8/2022 HO-5 Report Presentation to PAC	34
1.0079	SCT Documents	4/27/2023	Staff	1/19/2023 HO-5 Report Presentation to CAB	39
1.0080	SCT Documents	4/27/2023	Staff	3/9/2023 HO-5 Working Group Presentation	6
1.0081	SCT Documents	4/27/2023	Staff	4/13/2023 HO-5 Report Presentation to PAC	20
1.0082	SCT Documents	4/27/2023	Staff	4/26/2023 HO-5 Report Presentation to Steering Committee	46
1.0083	Staff Research	6/22/2023	PSRC	Guidance for Growth Targets to Implement VISION 2020	32
1.0084	Staff Research	6/22/2023	PSRC	Regional Housing Needs Assessment	116
1.0085	SCT Documents	2/1/2022	Commerce	State-Projected Housing Needs - Presentation to SCT PAC	14
1.0086	Staff Research	6/22/2023	Commerce	Draft HB1220 Guidance for Allocating Needs to Jurisdictions	26
1.0087	Staff Research	6/22/2023	Commerce	Draft HB1220 Guidance for Projecting Countywide Housing Needs	37
1.0088	SCT Documents	6/22/2023	Commerce	HB 1220 Housing Element Updates Presentation to SCT PAC	12
1.0089	SCT Documents	6/22/2023	Commerce	HB 1220 Housing Needs Presentation to SCT Steering Committee	23
1.0090	SCT Documents	6/22/2023	SCT	Final HO-5 Report Approved by SCT Steering Committee	152
1.0091	SCT Documents	6/22/2023	SCT	Final HO-5 Report Combined Appendices	418
1.0092	SCT Documents	6/22/2023	SCT	Final HO-5 Report Executive Summary	8
<i>*Contact the Clerk of the Council for copies of part 1 Exhibits - 425-388-3494 or contact.council@snoco.org</i>					

1 APPROVED:
2 EFFECTIVE:

3
4 SNOHOMISH COUNTY COUNCIL
5 SNOHOMISH COUNTY, WASHINGTON

6
7 ORDINANCE NO. 23-062

8
9 RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING APPENDIX B OF THE
10 COUNTYWIDE PLANNING POLICIES FOR SNOHOMISH COUNTY TO ESTABLISH 2044
11 INITIAL HOUSING GROWTH TARGETS
12

13 WHEREAS, the Growth Management Act (GMA), RCW 36.70A.210(2), requires the
14 legislative authority of each county which is subject to the GMA’s comprehensive planning
15 requirements to adopt a countywide planning policy (CPP) framework in cooperation with the
16 cities and towns within that county, and from which the county, city and town comprehensive
17 plans are developed and adopted; and
18

19 WHEREAS, RCW 36.70A.210 also requires that the CPPs govern interjurisdictional
20 consistency of county and city planning efforts and implementation of GMA requirements for
21 designating urban growth areas (UGAs), including the establishment of 20-year growth
22 allocations used as the basis for designating UGAs pursuant to RCW 36.70A.130(3); and
23

24 WHEREAS, the County most recently revised CPPs through Ordinance 22-003, effective
25 March 6, 2022; and
26

27 WHEREAS, CPP GF-5 requires that the cities and county engage in the cooperative
28 planning process of Snohomish County Tomorrow (SCT) to establish a subcounty allocation of
29 projected growth for coordination of city and county growth management plans, using the State
30 Office of Financial Management’s (OFM) population projections for Snohomish County and the
31 numeric guidance provided by the Puget Sound Regional Council’s (PSRC) VISION 2050
32 Regional Growth Strategy (RGS) as a starting point for this effort; and
33

34 WHEREAS, following an extensive SCT effort through the Planning Advisory
35 Committee (PAC), culminating in a recommendation by the SCT Steering Committee, the
36 County Council adopted Ordinance No. 22-003 on February 23, 2022, amending Appendix B of
37 the CPPs by establishing initial population and employment growth targets for the year 2044;
38 and
39

40 WHEREAS, CPP GF-5 also calls for use of the SCT process to develop initial housing
41 growth targets for cities, unincorporated UGAs, and unincorporated municipal urban growth
42 areas (MUGAs), and the rural/resource area; and
43

ORDINANCE NO. 23-062
RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING APPENDIX B OF THE COUNTYWIDE
PLANNING POLICIES FOR SNOHOMISH COUNTY TO ESTABLISH 2044 INITIAL HOUSING GROWTH
TARGETS

1 WHEREAS, in 2021 the State Legislature passed, and the Governor signed, E2SHB 1220
2 which gave authority to the State Department of Commerce (“Commerce”) to identify existing
3 and projected housing needs for use in the updating of local GMA housing elements; and
4

5 WHEREAS, in 2022 the PAC of SCT, through its housing working group, began
6 preparing a new housing characteristics and needs report, as required by CPP HO-5, including
7 the development of the 2044 initial housing growth targets based on the adopted initial
8 population targets; and
9

10 WHEREAS, during 2022 Commerce began issuing draft guidance and numeric housing
11 needs information at the county-level, along with a methodology for distributing total housing
12 needs from the county to individual jurisdictions using their Housing for All Planning Tool
13 (HAPT); and
14

15 WHEREAS, in August of 2022 the PAC housing working group began using the draft
16 Commerce guidance and HAPT numeric output to prepare draft 2044 initial housing growth
17 targets for inclusion in the HO-5 report; and
18

19 WHEREAS, on December 8, 2022, the PAC reviewed the draft HO-5 housing
20 characteristics and needs report, including the draft 2044 initial housing growth targets, as
21 provided by the PAC housing working group; and
22

23 WHEREAS, on March 1, 2023, Commerce finalized the HAPT housing needs for the
24 year 2044 for Snohomish County; and
25

26 WHEREAS, on April 13, 2023, the PAC reviewed and approved the updated draft HO-5
27 report, including revised draft 2044 initial housing growth targets consistent with Commerce’s
28 final HAPT housing needs projections for Snohomish County, and recommended to the SCT
29 Steering Committee that it accept the new report, entitled *Housing Characteristics and Needs in*
30 *Snohomish County*, and recommend adoption of the 2044 initial housing growth targets for
31 inclusion into Appendix B of the CPPs; and
32

33 WHEREAS, following briefings on the HO-5 report and E2SHB 1220 requirements on
34 October 26, 2022, and March 22, 2023, the SCT Steering Committee reviewed the HO-5 report
35 and 2044 initial housing growth targets recommended by PAC on April 26, 2023; and
36

37 WHEREAS, on May 24, 2023, the SCT Steering Committee accepted the HO-5 report
38 prepared by the PAC, and recommended that the 2044 initial housing targets contained in the
39 report be forwarded to the County Council for adoption into Appendix B of the CPPs; and
40

41 WHEREAS, CPP GF-5 requires that the Snohomish County Council consider the
42 recommendation of the SCT Steering Committee on the subcounty allocation of growth for
43 cities, unincorporated UGAs, unincorporated municipal urban growth areas (MUGAs), and the

ORDINANCE NO. 23-062
RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING APPENDIX B OF THE COUNTYWIDE
PLANNING POLICIES FOR SNOHOMISH COUNTY TO ESTABLISH 2044 INITIAL HOUSING GROWTH
TARGETS

1 rural/resource area of the county, and adopt 20-year GMA growth targets into Appendix B of the
2 CPPs; and

3
4 WHEREAS, the County Council held a public hearing on _____, 2023, to consider
5 the entire record, including the SCT Steering Committee recommendation on the 2044 initial
6 housing growth targets for adoption into Appendix B of the CPPs, and to hear public testimony.

7
8 NOW, THEREFORE, BE IT ORDAINED:
9

10 Section 1. The County Council makes the following findings of fact:

11
12 A. The County Council adopts and incorporates the foregoing recitals as findings as if set forth
13 fully herein.

14 B. The revisions would expand the initial growth target tables contained in Appendix B of the
15 CPPs to include initial 2044 housing growth targets to complement the adopted 2044 initial
16 population and employment growth targets.

17 C. The County Council adopts and incorporates the following findings of fact related to the SCT
18 process for developing the CPP amendments:

19 1. In 2021, the GMA was amended by E2SHB 1220 to instruct local governments to “plan
20 for and accommodate housing affordable to all economic segments of the population of
21 the state.” To help accomplish this, the bill assigned a central role to Commerce to
22 provide countywide projections of housing needs, and to provide guidance for how
23 counties, working in collaboration with their cities, can allocate these projected
24 countywide housing needs to local jurisdictions.

25 2. In order to develop the housing need allocations in time for jurisdictions to use in their
26 2024 comprehensive plan updates, work at the PAC HO-5 working group of SCT
27 commenced in mid-2022 using draft guidance materials provided by Commerce on their
28 projected housing needs methodology.

29 3. The countywide housing needs forecast for 2044 is based on Snohomish County’s
30 adopted initial population target 1,136,309 for 2044, as contained in Appendix B of the
31 Countywide Planning Policies.

32 4. Using Commerce’s guidance and final countywide 2044 housing needs results generated
33 by the HAPT model, released on March 1, 2023, Snohomish County’s countywide
34 population target was translated into a countywide total housing target for 2044 by:

35 a) Projecting total future household population by removing future assumed group
36 quarters population from the adopted 2044 total population target for the county,

37 b) Dividing the future household population by an assumed 2044 average household size
38 to arrive at total projected households, and

39 c) Adding vacant units needed for ample choice for a healthy housing market to operate.

ORDINANCE NO. 23-062
RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING APPENDIX B OF THE COUNTYWIDE
PLANNING POLICIES FOR SNOHOMISH COUNTY TO ESTABLISH 2044 INITIAL HOUSING GROWTH
TARGETS

- 1 5. Following these steps arrived at a total countywide 2044 housing unit need of 484,791.
2 Net new housing units needed countywide from 2020-2044 was then calculated by
3 subtracting the 2020 countywide housing base of 317,348 from the total 2044 housing
4 unit projection, resulting in a countywide need of 167,443 housing units for the period
5 2020-2044.
- 6 6. Commerce’s population to housing translation assumptions are intended to account for
7 the historic under-production of housing in Washington State over the past decade or
8 more, during which housing supply has not kept pace with demand. This has led to rising
9 housing costs, households “doubling-up,” overcrowding living spaces, and delayed
10 household formation (e.g., young adults living with parents instead of finding their own
11 housing). Commerce’s methodology for projected housing needs explicitly includes
12 enough housing to remedy the current housing undersupply, as well as address new
13 population growth.
- 14 7. Specific aspects of Commerce’s methodology for translating Snohomish County’s total
15 future population to housing units which are intended to address the current housing
16 undersupply include:
 - 17 a) An assumption that housing units for the homeless population will be provided over
18 time such that the share of group quarters population that was homeless, either
19 unsheltered or living in shelters as revealed in the 2020 Census, will be reduced to
20 zero by 2044.
 - 21 b) A resumption of significant average household size declines over time in Snohomish
22 County, from 2.67 in 2020 to 2.48 in 2044.
 - 23 c) An increase in the countywide vacancy rate to 6% by 2044, up from 4.6% countywide
24 in 2020.
 - 25 d) The removal of seasonal units/vacation homes from the 2020 housing base since these
26 units do not accommodate year-round residents.
- 27 8. In order to allocate the countywide housing target to jurisdictions within Snohomish
28 County, the same methodology described above was used at the individual jurisdiction
29 level. The step which involved extra consideration at the jurisdictional level was the
30 projection of average household size in 2044. For this purpose, the PAC HO-5 working
31 group started with each jurisdiction’s estimated additional housing capacity as
32 documented in the 2021 Buildable Lands Report (BLR) and developed projections of
33 additional housing capacity by housing type that would be needed to accommodate the
34 jurisdiction’s adopted 2044 population target. The resulting housing unit mix associated
35 with the jurisdiction’s additional housing capacity was the determinant of the
36 jurisdiction’s future average household size.
- 37 9. As with the adopted population and employment growth targets, housing growth to 2044
38 on tribal lands is not included in the SCT-recommended initial growth targets. This is
39 consistent with the PSRC VISION 2050 Regional Growth Strategy which does not
40 allocate projected growth to tribal lands since these jurisdictions plan outside of the
41 Growth Management Act.

- 1 D. The Appendix B initial housing growth targets are consistent with CPP GF-5 and the
2 Appendix C requirements regarding the establishment of new 20-year GMA initial growth
3 targets, which are required to be used for at least one of the plan alternatives evaluated by
4 cities and the county during development of the local GMA comprehensive plan updates
5 required under the GMA by December 31, 2024.
- 6 E. Appendix C of the CPPs anticipates that following the plan updates conducted by each
7 jurisdiction within the County, the final growth allocations may need to be reconciled. To do
8 this, Appendix C calls for a target reconciliation process conducted through SCT should the
9 preferred target outcome of the city and county GMA plan updates differ. In these situations,
10 SCT shall recommend to the County Council for consideration and adoption a reconciled 20-
11 year housing target allocation that resolves these differences.
- 12 F. The proposed amendments comply with the substantive requirements of the GMA, including
13 RCW 36.70A.110(2) which states that the county shall coordinate with the cities on the
14 location and amount of projected 20-year growth for purposes of ensuring adequate capacity
15 within the UGA to accommodate the projected urban growth.
- 16 G. The amendment to Appendix B of the CPPs is consistent with PSRC’s MPP-RC-1 regarding
17 coordination of planning efforts among jurisdictions.
- 18 H. This amendment to Appendix B of the CPPs is consistent with PSRC’s Multicounty Planning
19 Policy MPP-RGS-1 policy regarding implementation of the VISION 2050 regional growth
20 strategy through the countywide planning policies.
- 21 I. This amendment to Appendix B of the CPPs is consistent with PSRC’s MPP-RGS-2 policy
22 regarding the development of local housing targets based on allocated population targets.
- 23 J. The proposed amendments comply with the procedural requirements of the GMA, including
24 the public participation provisions in RCW 36.70A.035 and .140.
- 25 K. No inconsistencies between the proposed amendments and the GMA have been identified.
- 26 L. No inconsistencies between the amendments and the CPPs have been identified.
- 27 M. Appropriate public participation has been provided through the SCT process and through a
28 public hearing on this ordinance held after public notice.
- 29 N. SEPA requirements for this non-project action have been met through the issuance of
30 Addendum No. ___ of the PSRC VISION 2050 Supplemental Final Environmental Impact
31 Statement on _____.

32

33 Section 2. The County Council makes the following conclusions:

34

- 35 A. The amendments would amend Appendix B of the CPPs by adding two 2044 initial housing
36 growth target tables (Table H1 and Table H2) as set forth in Exhibit A of this ordinance
37 between Tables P2 and E1 of Appendix B.

- 1 B. The amendments to the CPPs satisfy the procedural and substantive requirements of the
- 2 GMA.
- 3 C. The amendments are consistent with the policies of the MPPs.
- 4 D. The amendments are consistent with the policies of the CPPs.
- 5 E. The amendments as set forth in Exhibit A increase consistency between the CPPs and
- 6 PSRC’s VISION 2050 Regional Growth Strategy.
- 7 F. The County has complied with the procedural requirements of SEPA.
- 8 G. The County has complied with state and local public participation requirements under the
- 9 GMA and chapter 30.73 SCC by broadly disseminating the amendments and providing
- 10 opportunities for written comments and public hearing after public notice.

11 Section 3. The County Council bases its findings and conclusions on the entire record before
12 SCT and the County Council, including all testimony and exhibits. Any finding, which should
13 be deemed a conclusion, and any conclusion which should be deemed a finding, is hereby
14 adopted as such.

15
16 Section 4. Based on the foregoing findings and conclusions, Appendix B of the Countywide
17 Planning Policies for Snohomish County, last amended by Ordinance No. 22-003 on February
18 23, 2022, is amended to insert immediately before Table E1 the contents of Exhibit A of this
19 ordinance, which is attached hereto and incorporated by reference into this ordinance as if set
20 forth in full.

21
22 Section 5. The County Council directs the Code Reviser to update SCC 30.10.050 pursuant to
23 SCC 1.02.020(3).

24
25 Section 6. Severability. If any section, sentence, clause or phrase of this ordinance shall be held
26 to be invalid by the Growth Management Hearings Board, or unconstitutional by a court of
27 competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or
28 constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided,
29 however, that if any section, sentence, clause or phrase of this ordinance is held to be invalid by
30 the Board or unconstitutional by a court of competent jurisdiction, then the section, sentence,
31 clause or phrase in effect prior to the effective date of this ordinance shall be in full force and
32 effect for that individual section, sentence, clause or phrase as if this ordinance had never been
33 adopted.

34
35 PASSED this ____ day of _____, 2023.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

Council Chair

ATTEST:

Clerk of the Council

- () APPROVED
- () EMERGENCY
- () VETOED

DATE: _____, 2023

Snohomish County Executive

ATTEST:

Approved as to form only:

/s/ Alethea Hart 6/7/2023
Deputy Prosecuting Attorney

1
2
3
4
5
6
7
8

Exhibit A

Ordinance No. 23-062

Amendment to the Countywide Planning Policies Appendix B –

Growth Targets

APPENDIX B, Table H1 - 2044 Initial Housing Growth Targets for Cities, UGAs and the Rural/Resource Area (Recommended by the Snohomish County Tomorrow Steering Committee on May 24, 2023)

Area	2020 Census Housing Units (excluding seasonal units)	2044 Housing Unit Targets	2020-2044 Housing Unit Growth	
			Amount	Pct of Total County Growth
Non-S.W. County UGA	67,917	104,318	36,401	21.7%
Arlington UGA	7,868	15,780	7,913	4.7%
Arlington City	7,689	15,483	7,794	4.7%
Unincorporated	179	298	119	0.1%
Darrington UGA	686	884	198	0.1%
Darrington Town	648	802	154	0.1%
Unincorporated	38	82	44	0.0%
Gold Bar UGA	1,235	1,440	205	0.1%
Gold Bar City	892	1,059	167	0.1%
Unincorporated	343	381	38	0.0%
Granite Falls UGA	1,635	2,709	1,074	0.6%
Granite Falls City	1,579	2,566	987	0.6%
Unincorporated	56	143	87	0.1%
Index UGA (incorporated)	80	90	10	0.0%
Lake Stevens UGA	14,124	19,254	5,131	3.1%
Lake Stevens City	13,473	18,388	4,915	2.9%
Unincorporated	651	866	216	0.1%
Maltby UGA (unincorporated)	60	234	175	0.1%
Marysville UGA	25,783	40,038	14,256	8.5%
Marysville City	25,723	39,976	14,253	8.5%
Unincorporated	60	62	3	0.0%
Monroe UGA	6,714	9,138	2,423	1.4%
Monroe City	6,163	8,379	2,216	1.3%
Unincorporated	551	758	207	0.1%
Snohomish UGA	4,846	6,596	1,750	1.0%
Snohomish City	4,327	5,873	1,546	0.9%
Unincorporated	519	722	203	0.1%
Stanwood UGA	2,983	4,750	1,768	1.1%
Stanwood City	2,929	4,559	1,630	1.0%
Unincorporated	54	191	138	0.1%
Sultan UGA	1,906	3,404	1,498	0.9%
Sultan City	1,883	3,308	1,425	0.9%
Unincorporated	23	96	73	0.0%
S.W. County UGA	199,902	325,748	125,847	75.2%
Incorporated S.W.	118,993	200,733	81,740	48.8%
Bothell City (part)	7,343	14,325	6,982	4.2%
Brier City	2,355	2,894	539	0.3%
Edmonds City	19,005	28,073	9,068	5.4%
Everett City	47,023	85,580	38,557	23.0%
Lynnwood City	16,132	30,183	14,051	8.4%
Mill Creek City	8,961	11,578	2,617	1.6%
Mountlake Terrace City	9,133	16,816	7,683	4.6%
Mukilteo City	8,565	10,711	2,146	1.3%
Woodway Town	476	574	98	0.1%
Unincorporated S.W.	80,909	125,015	44,107	26.3%
UGA Total	267,819	430,067	162,248	96.9%
City Total	184,379	301,218	116,839	69.8%
Unincorporated UGA Total	83,440	128,849	45,409	27.1%
Non-UGA Total (Uninc Rural/Resource Area)	49,529	54,724	5,195	3.1%
County Total	317,348	484,791	167,443	100.0%

NOTES: All estimates and targets above are based on August 26, 2021 city boundaries.

ORDINANCE NO. 23-062
RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING APPENDIX B OF THE COUNTYWIDE PLANNING POLICIES FOR SNOHOMISH COUNTY TO ESTABLISH 2044 INITIAL HOUSING GROWTH TARGETS

APPENDIX B, Table H2 - 2044 Initial Housing Growth Targets for Cities and Unincorporated MUGAs within the SW County UGA (Recommended by the Snohomish County Tomorrow Steering Committee on May 24, 2023)

Area	2020 Census Housing Units (excluding seasonal units)	2044 Housing Unit Targets	2020-2044 Housing Unit Growth	
			Amount	Pct of Total County Growth
SW County UGA Total	199,902	325,748	125,847	75.2%
Incorporated SW County UGA Total	118,993	200,733	81,740	48.8%
Unincorporated SW County UGA Total	80,909	125,015	44,107	26.3%
Bothell Area	19,495	31,870	12,375	7.4%
Bothell City (part)	7,343	14,325	6,982	4.2%
Unincorporated MUGA	12,152	17,545	5,393	3.2%
Brier Area	2,991	3,669	678	0.4%
Brier City	2,355	2,894	539	0.3%
Unincorporated MUGA	636	775	139	0.1%
Edmonds Area	20,612	30,214	9,602	5.7%
Edmonds City	19,005	28,073	9,068	5.4%
Unincorporated MUGA	1,607	2,141	534	0.3%
Everett Area	64,822	112,234	47,412	28.3%
Everett City	47,023	85,580	38,557	23.0%
Unincorporated MUGA	17,799	26,655	8,856	5.3%
Lynnwood Area	30,488	55,099	24,611	14.7%
Lynnwood City	16,132	30,183	14,051	8.4%
Unincorporated MUGA	14,356	24,916	10,560	6.3%
Mill Creek Area	26,810	36,904	10,094	6.0%
Mill Creek City	8,961	11,578	2,617	1.6%
Unincorporated MUGA	17,849	25,326	7,477	4.5%
Mountlake Terrace Area	9,142	16,829	7,687	4.6%
Mountlake Terrace City	9,133	16,816	7,683	4.6%
Unincorporated MUGA	9	13	4	0.0%
Mukilteo Area	14,029	20,418	6,389	3.8%
Mukilteo City	8,565	10,711	2,146	1.3%
Unincorporated MUGA	5,464	9,707	4,243	2.5%
Woodway Area	476	714	238	0.1%
Woodway Town	476	574	98	0.1%
Unincorporated MUGA	-	140	140	0.1%
Paine Field Area (Unincorporated)	2	1	(1)	0.0%
Larch Way Overlap (Unincorporated)	1,765	4,562	2,797	1.7%
Lake Stickney Gap (Unincorporated)	4,036	5,823	1,787	1.1%
Silver Firs Gap (Unincorporated)	5,234	7,412	2,178	1.3%
County Total	317,348	484,791	167,443	100.0%

NOTE: All estimates and targets above are based on August 26, 2021 city boundaries; MUGA = Municipal Urban Growth Area.

2
3

ORDINANCE NO. 23-062
RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING APPENDIX B OF THE COUNTYWIDE
PLANNING POLICIES FOR SNOHOMISH COUNTY TO ESTABLISH 2044 INITIAL HOUSING GROWTH
TARGETS



Snohomish County Council

Committee: Planning & Community Development **Analyst:** Ryan Countryman
ECAF: 2023-0675
Proposal: Ordinance 23-062 **Date:** June 20, 2023

Consideration

Proposed Ordinance 23-062 would amend Appendix B of the Countywide Planning Policies (CPPs) to establish 2044 initial housing growth targets.

Background and Analysis

The Growth Management Act (GMA) requires counties to adopt CPPs to ensure consistency between city and county comprehensive plans ([RCW 36.70A.210](#)). In 2022, the County Council adopted initial population targets into the CPPs (Ord. 22-003). Jurisdictions must use these for at least one of the alternatives studied for their comprehensive plan updates due in 2024. Initial population targets do not include targets for number of housing units. The requirement for housing unit targets is new (enacted by E2SHB 1220 in 2021) and the Washington State Department of Commerce had not yet provided guidance on how to prepare initial housing unit growth targets at the time of Ord. 22-003. Commerce has since provided its guidance. Snohomish County Tomorrow (SCT), the body that recommends CPPs to the County Council, developed a methodology using Commerce's guidance to convert the population targets into housing unit targets. The results are the initial housing targets recommended by SCT to the County Council in Ordinance 23-062.

Current Proposal

Scope: Ordinance 23-062 would amend Appendix B of the CPPs to add housing unit targets.

Fiscal Implications: None

Handling: Normal¹

Snohomish County Tomorrow: Approve

Risk Management: Approve

Finance: Approve

Executive Recommendation: Approve

Approved-as-to-form: Yes

Request: Move to General Legislative Session on June 28 to set time and date for a public hearing.

¹ The ECAF transmitted to Council was marked as expedite with a June 15 deadline, but Council staff confirmed with PDS that this was meant as an internal Executive branch deadline. There is no deadline for council action.

Executive/Council Action Form (ECAF)

ITEM TITLE:

..Title

Ordinance 23-062, relating to the Growth Management Act, amending Appendix B of the Countywide Planning Policies for Snohomish County to Establish 2044 Initial Housing Growth Targets

..body

DEPARTMENT: Planning and Development Services

ORIGINATOR: Stephen Toy

EXECUTIVE RECOMMENDATION: Approved by Ken Klein 6/12/23

PURPOSE: To adopt amendments to Appendix B (Growth Targets) of the Countywide Planning Policies based on the 2044 initial housing growth target recommendation of Snohomish County Tomorrow.

BACKGROUND: The proposal would amend the Countywide Planning Policies (CPPs) by adding the 2044 initial housing growth targets to Appendix B, joining the 2044 initial population and employment growth target tables previously adopted by the County Council on February 23, 2022 (Ord. 22-003). The 2044 initial housing growth targets were recommended by the Snohomish County Tomorrow (SCT) Steering Committee on May 24, 2023 and were developed using the SCT process called for in CPP GF-5. As required by the E2SHB 1220 amendments to the Growth Management Act in 2021, the initial housing targets were based on the existing and projected housing needs for Snohomish County, as provided by the State Department of Commerce, and distributed to jurisdictions based on Commerce guidance and the adopted 2044 initial population targets. Once adopted, jurisdictions in Snohomish County will be required to use the 2044 initial housing growth targets for at least one of the plan alternatives evaluated for their 2024 GMA plan updates.

FISCAL IMPLICATIONS:

EXPEND: FUND, AGY, ORG, ACTY, OBJ, AU	CURRENT YR	2ND YR	1ST 6 YRS
NA			
TOTAL			

REVENUE: FUND, AGY, ORG, REV, SOURCE	CURRENT YR	2ND YR	1ST 6 YRS
NA			
TOTAL			

DEPARTMENT FISCAL IMPACT NOTES: No fiscal impacts anticipated.

CONTRACT INFORMATION:

ORIGINAL _____ CONTRACT# _____ AMOUNT _____
AMENDMENT _____ CONTRACT# _____ AMOUNT _____

Contract Period

ORIGINAL START _____ END _____
AMENDMENT START _____ END _____

OTHER DEPARTMENTAL REVIEW/COMMENTS: Approved as to form by Prosecuting Attorney on 6/7/2023

Reviewed/approved Risk – Shelia Barker 6/11/23 and Finance – Nathan Kennedy 6/12/23

ECAF:
RECEIVED:

ORDINANCE INTRODUCTION SLIP

SNOHOMISH COUNTY COUNCIL

EXHIBIT # 3.1.003

FILE ORD 23-062

TO: Clerk of the Council

TITLE OF PROPOSED ORDINANCE:

Introduced By:

N. Nehring
Councilmember Date

Clerk's Action:

Proposed Ordinance No. _____

Assigned to: _____ Date: _____

STANDING COMMITTEE RECOMMENDATION FORM

On _____, the Committee considered the Ordinance by ___ Consensus /
___ Yeas and ___ Nays and made the following recommendation:

_____ Move to Council to schedule public hearing on: _____

_____ Other _____

Regular Agenda _____ Administrative Matters _____

Public Hearing Date _____ at _____

N. Nehring
Committee Chair



2044 Initial Housing Growth Targets Recommended by Snohomish County Tomorrow (Approved by Steering Committee on May 24, 2023)

Snohomish County Council Planning and Community Development Committee
June 20, 2023

Initial Housing Targets and HO-5 Report

- The 2044 initial housing growth targets are part of the Housing Characteristics and Needs Report (a requirement of Countywide Planning Policy HO-5)
- The HO-5 Report is prepared through SCT and provides data on housing characteristics and needs for jurisdictions to conduct major comprehensive plan updates
- Council Planning Committee briefed on the HO-5 Report on May 16, 2023
- The report, approved by the SCT Steering Committee on May 24, 2023, is available at: <https://snohomishcountywa.gov/6039/Housing-Characteristics-and-Needs-Report>



HO-5 Report

Chapters

1. Introduction and Report Objectives
2. Population and Housing Demand
3. Existing Housing Stock
4. Forecasting Future Housing Needs
5. Displacement
6. Residential Land Supply and Housing Capacity
7. Measures Taken to Address Housing Needs
8. Tools and Resources
9. Monitoring Outcomes

Appendices

- A. PSRC VISION 2050 Summary
- B. Housing Countywide Planning Policies
- C. Adopted 2044 Population Targets
- D. Proposed 2044 Initial Housing Targets
- E. Housing Strategies Survey
- F. Housing Data Summaries by Jurisdiction
- G. Housing Needs Allocation Methods A,B,C

Countywide Planning Policies – Growth Targets

COUNTYWIDE PLANNING POLICIES

FOR SNOHOMISH COUNTY

ADOPTED JUNE 1, 2011

AMENDED ORDINANCE NO. 11-011; EFFECTIVE DATE: JUNE 24, 2011

AMENDMENTS:

JUNE 1, 2011 (AMENDED ORD. NO. 11-021) EFF. DATE JUNE 24, 2011

JUNE 8, 2011 (AMENDED ORD. NO. 11-015) EFF. DATE JUNE 24, 2011

OCTOBER 17, 2012 (ORD. NO. 12-070) EFF. DATE NOVEMBER 10, 2012
(APPENDIX A MAP CHANGE ONLY)

JUNE 12, 2013 (AMENDED ORD. NO. 13-032) EFF. DATE JUNE 30, 2013
(APPENDIX A AND APPENDIX B CHANGES ONLY)

APRIL 16, 2014 (ORD. NO. 14-006) EFF. DATE APRIL 27, 2014
(APPENDIX B CHANGES ONLY)

JUNE 4, 2014 (ORD. NO. 14-031) EFF. DATE JUNE 16, 2014

OCTOBER 12, 2016 (AMENDED ORD. NO. 16-078) EFF. DATE NOVEMBER 10, 2016

SEPTEMBER 29, 2021 (AMENDED ORD. NO. 21-059)
EFF. DATE OCTOBER 22, 2021

FEBRUARY 23, 2022 (ORD. 22-003) EFF. DATE MARCH 6, 2022

- The 2044 initial housing targets contained in the HO-5 report have been transmitted by SCT to Council for adoption into the Countywide Planning Policies, Appendix B
- They will join the 2044 initial population and employment growth targets adopted into Appendix B by the County Council on February 23, 2022
- The 2044 housing targets are consistent with the adopted 2044 population targets



Snohomish County

Direction for Forecasting Future Housing Needs

PSRC - VISION 2050 MPP-RGS-2

- Use consistent countywide targeting processes for allocating population and employment growth consistent with the regional vision, including establishing: (a) local employment targets, (b) **local housing targets based on population projections**, and (c) local growth targets for each designated regional growth center and manufacturing/industrial center

Countywide Planning Policies for Snohomish County GF-5 and Appendix C

- Subcounty allocation of projected growth shall be established for purposes of conducting the periodic UGA review and plan update required by the Growth Management Act at RCW 36.70A.130(3)
- Includes population, housing and employment target allocations
- The initial targets shall be used for at least one of the plan alternatives evaluated by jurisdictions for their GMA plan updates



Direction for Forecasting Future Housing Needs

- In 2021, HB 1220 amended the GMA housing goal to instruct local governments to “plan for and accommodate housing affordable to all economic segments of the population of the state.”
- The bill calls for Commerce to provide countywide projections of housing needs for all economic segments and guidance for how those needs are to be allocated to local jurisdictions.



Commerce Guidance (July 2022):

- “Commerce will be publishing housing needs projections for each county. Commerce will establish a methodology to project housing needs based on each county’s projected population from OFM. The methodology accounts for both current and projected housing needs by income level.”
- “To allocate projected housing needs to localities, Commerce recommends that counties, in consultation with cities and towns, use the same locally established framework, such as a council of governments or regional council, used to coordinate the allocation of population targets.”

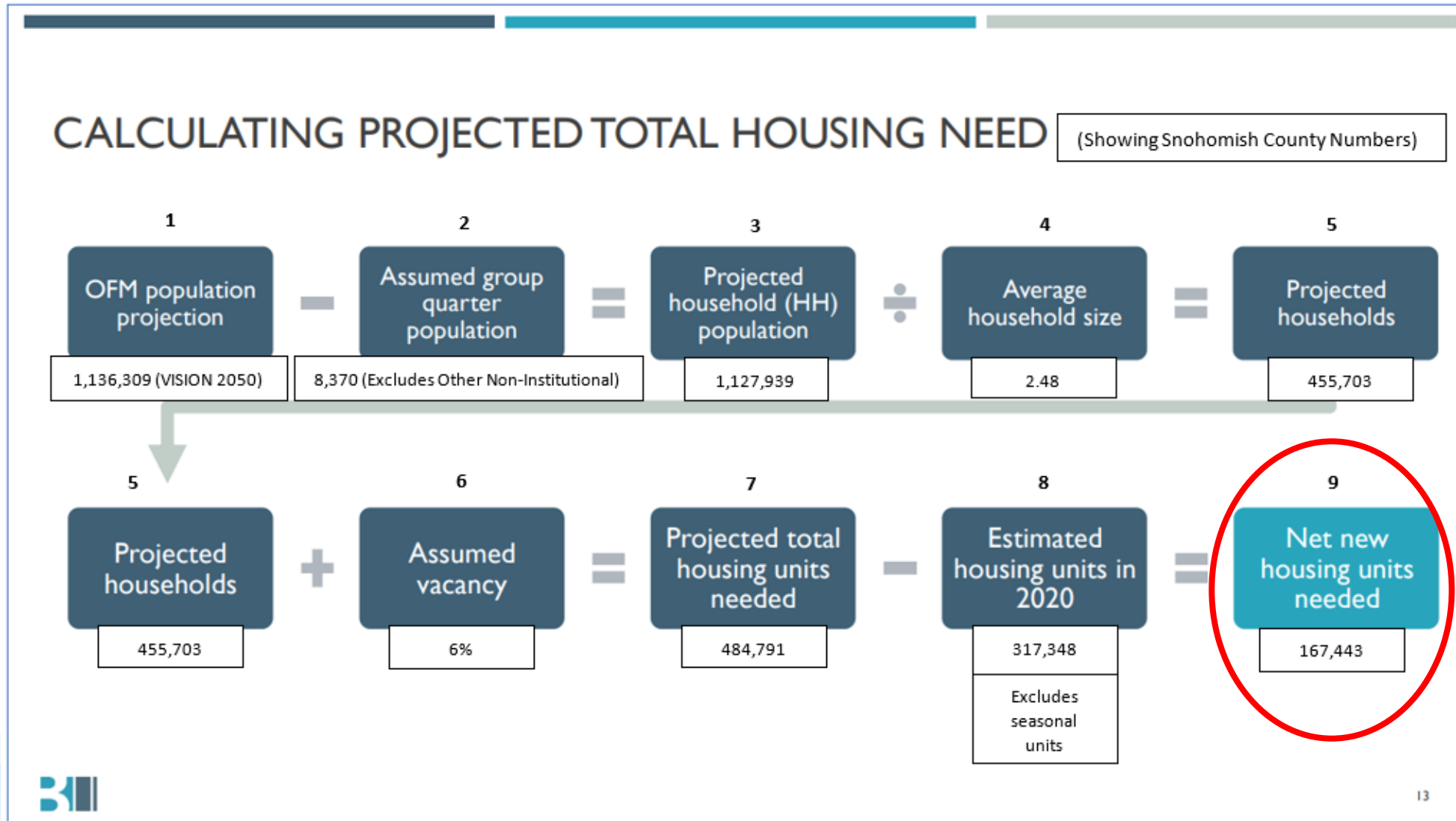


Direction for Forecasting Future Housing Needs

- Once adopted into the CPPs, the County and cities will use these housing need allocation numbers in their analyses for comprehensive plan updates
- COVID delayed the data products needed for preparation of Commerce's housing needs (e.g., Census 2020 and updated OFM projections)
- Delayed release of housing need numbers from Commerce has compressed the timeline for the County's 2024 Update
- Final housing projected need numbers for Snohomish County released on March 1, 2023



Countywide Housing Target – Mar-1-2023 Final Commerce Projection



Countywide Housing Target – Mar-1-2023 Final Commerce Projection

Commerce’s methodology includes housing needs associated with both projected population growth **and** historic housing underproduction by including:

- An assumption that housing units for the homeless population will be provided over time such that the share of group quarters population that was homeless as revealed in the 2020 Census will be reduced to zero by 2044.
- A resumption of significant average household size declines over time in Snohomish County, from 2.67 in 2020 to 2.48 in 2044.
- An increase in the countywide vacancy rate to 6% by 2044, up from 4.6% countywide in 2020. A 6% vacancy rate helps to ensure there is enough supply available to reduce intense competition for available units that can otherwise push up rents and housing prices.
- The removal of seasonal units/vacation homes from the 2020 housing base since these units do not accommodate year-round residents.



Countywide Housing Target – Mar-1-2023 Final Commerce Projection

ACCOUNTING FOR HISTORIC UNDER-PRODUCTION OF HOUSING

The issue

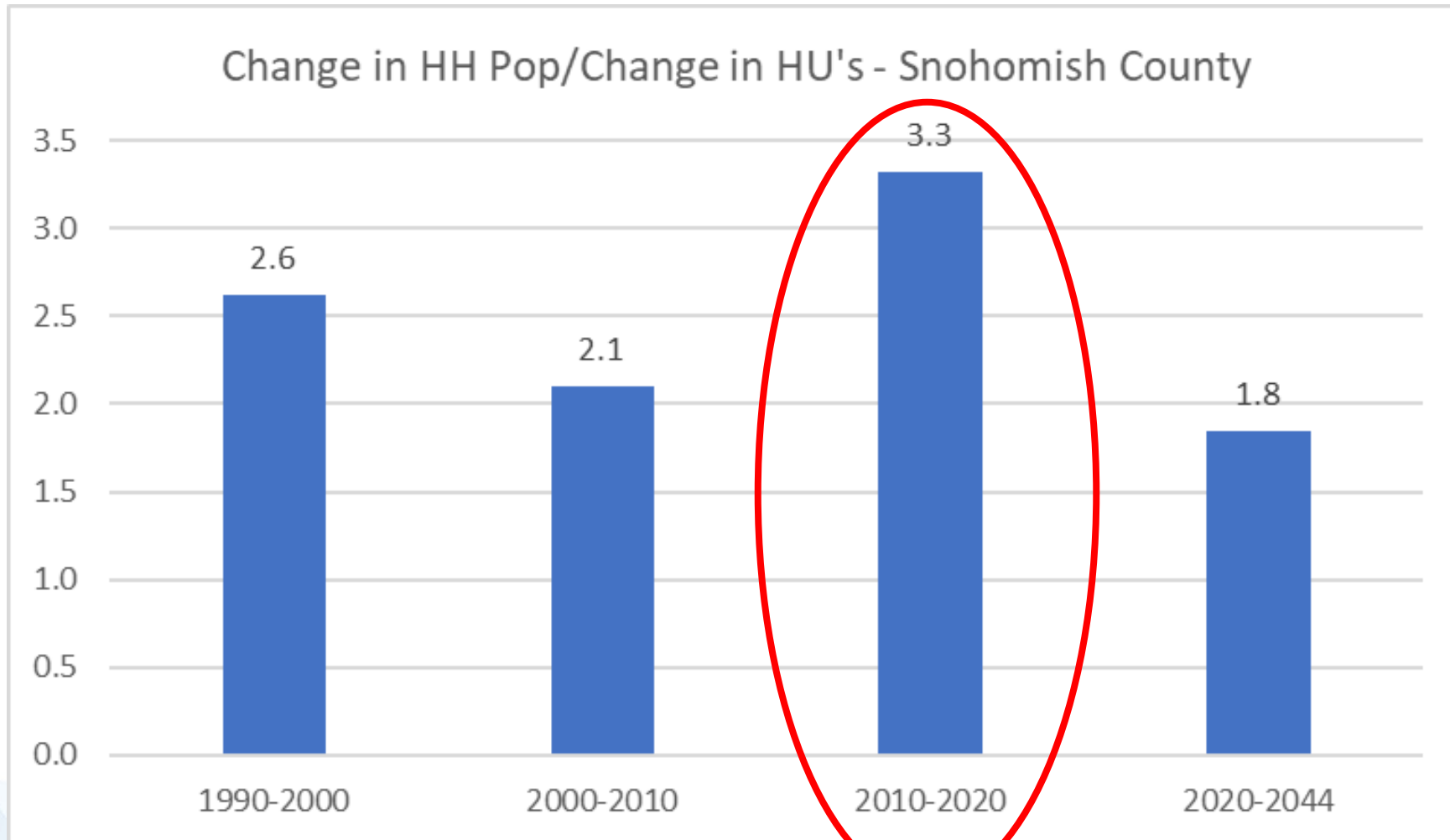
- Supply has not kept pace with demand, leading to:
 - Rising housing costs
 - Households “doubling up”
 - Crowding
 - Delayed household formation (e.g., young adults living with parents instead of getting own place)
- The projection model should provide enough housing to account for this current undersupply + new population growth

How we account for this

- Model what average household size should be if new household formation is not constrained by housing supply
 - Account for demographic trends on OFM population projections (aging)
 - Typically results in smaller household sizes
- Calculate future households by applying this average household size to the entire future population (not just increment of growth)
- This provides more units for both the current population as well as the projected growth in population

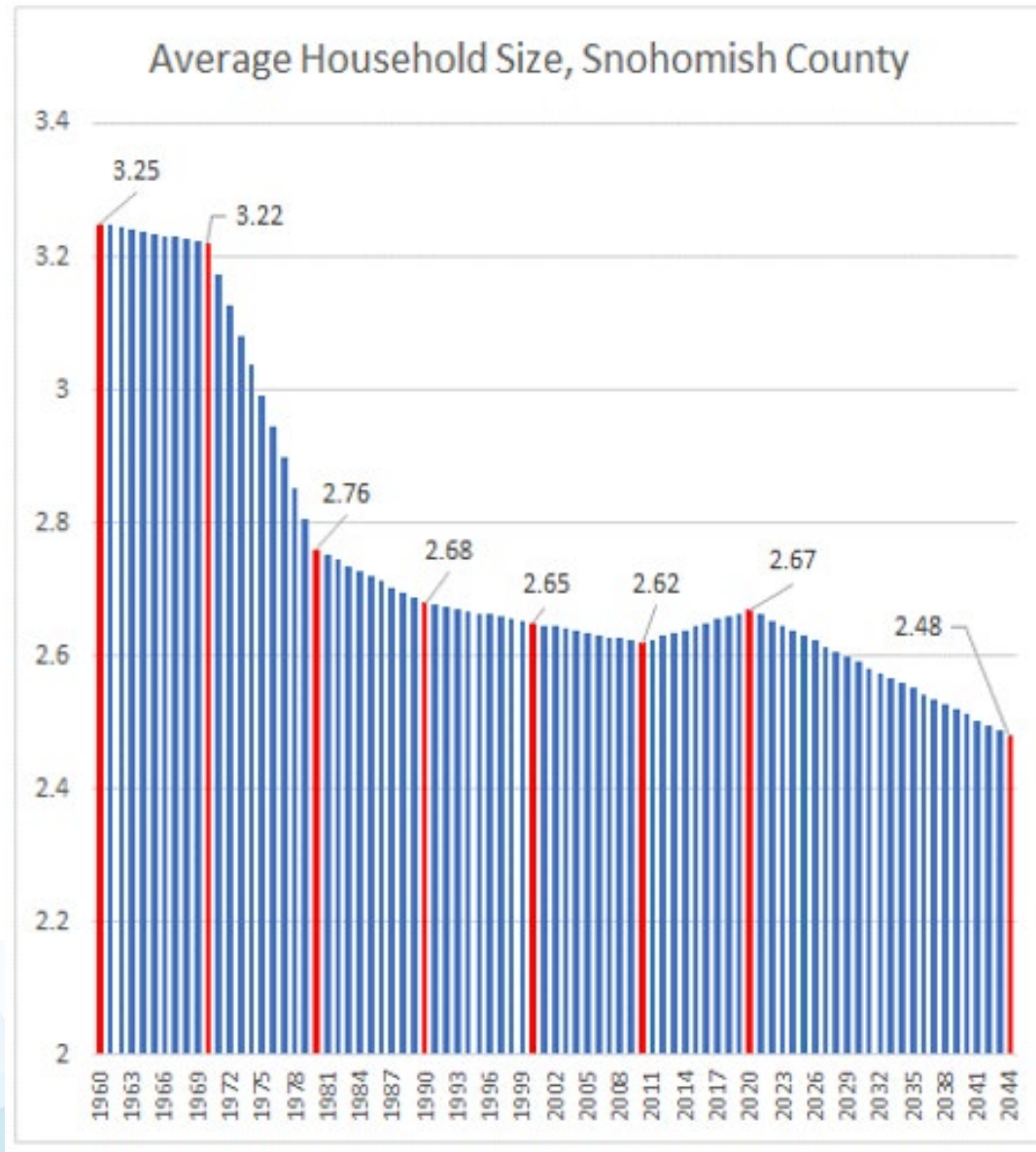


Countywide Housing Target – Mar-1-2023 Final Commerce Projection



- Fewer units were constructed to accommodate the population growth experienced in Snohomish County during the last decade compared with previous decades
- Commerce projections assume much greater housing construction relative to population growth for 2020-2044

Countywide Housing Target – Mar-1-2023 Final Commerce Projection

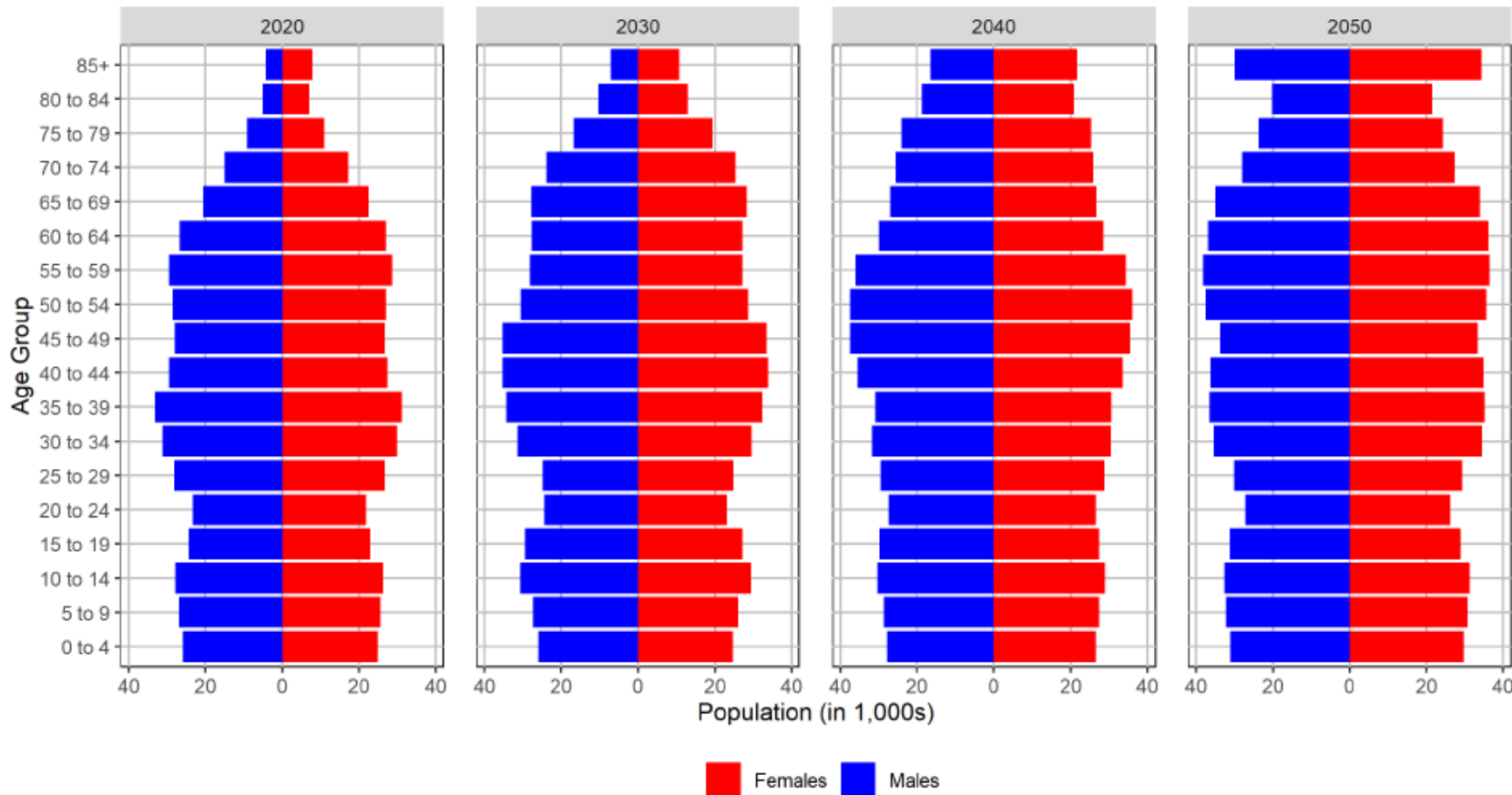


- An average household size of 2.48 by 2044 assumes a steeper decline in average household size throughout the 2020-2044 period, one which matches the pace of average household size decline experienced in the county during the 1980's
- Commerce has projected an average household size decline even though the Census 2020 showed an increase in household size to 2.67, likely due to housing shortages during that decade

Countywide Housing Target – Mar-1-2023 Final Commerce Projection

Population by Age and Sex

Snohomish County Population Pyramids
Age distributions from GMA 2022 Draft Forecast

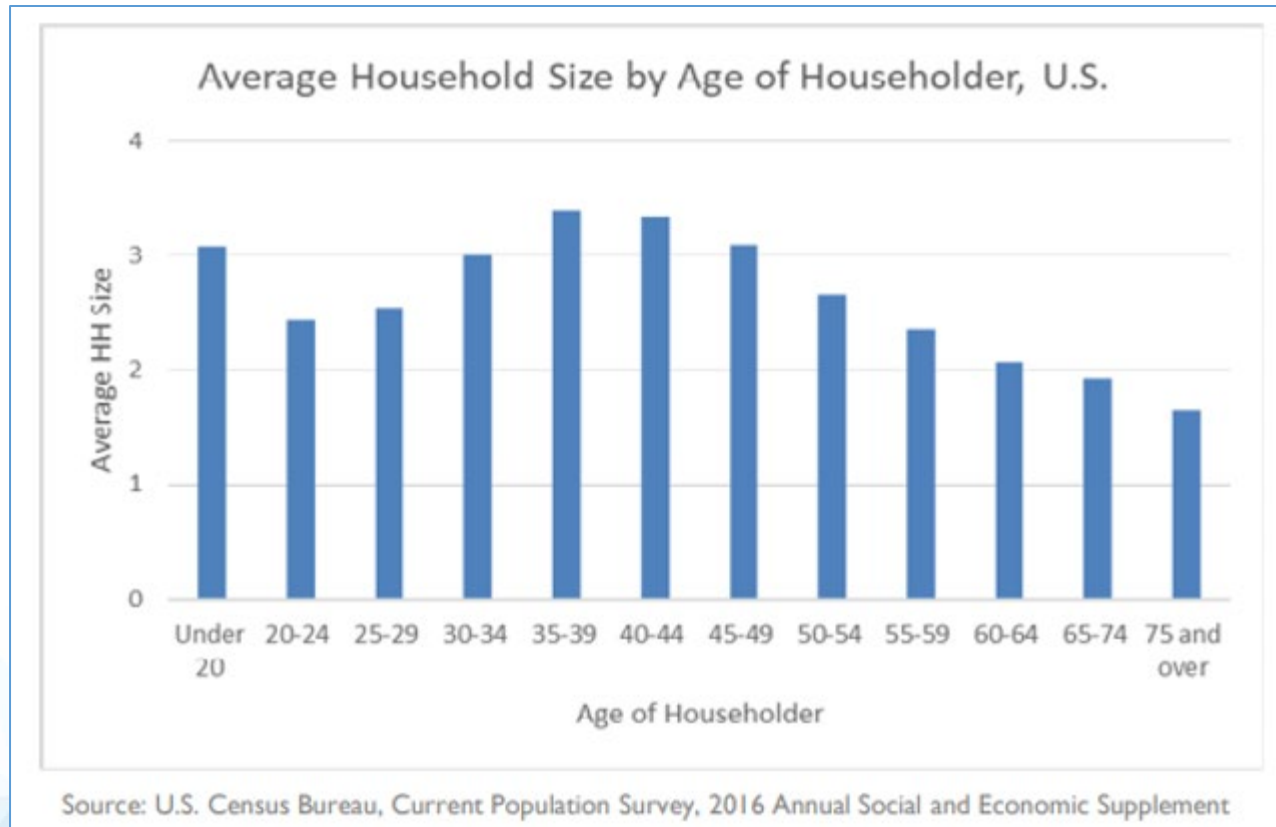


- Why does average household size decline significantly in Commerce’s housing need projection?
- Updated OFM population by age projections released in Dec 2022 showing aging of population

Countywide Housing Target – Mar-1-2023 Final Commerce Projection

AVERAGE HOUSEHOLD SIZE AND DEMOGRAPHIC PROJECTIONS

- OFM population projections show increasing share of population will be older adults.
- This demographic typically lives in smaller households.



Snohomish County

Countywide Housing Target – Mar-1-2023 Final Commerce Projection

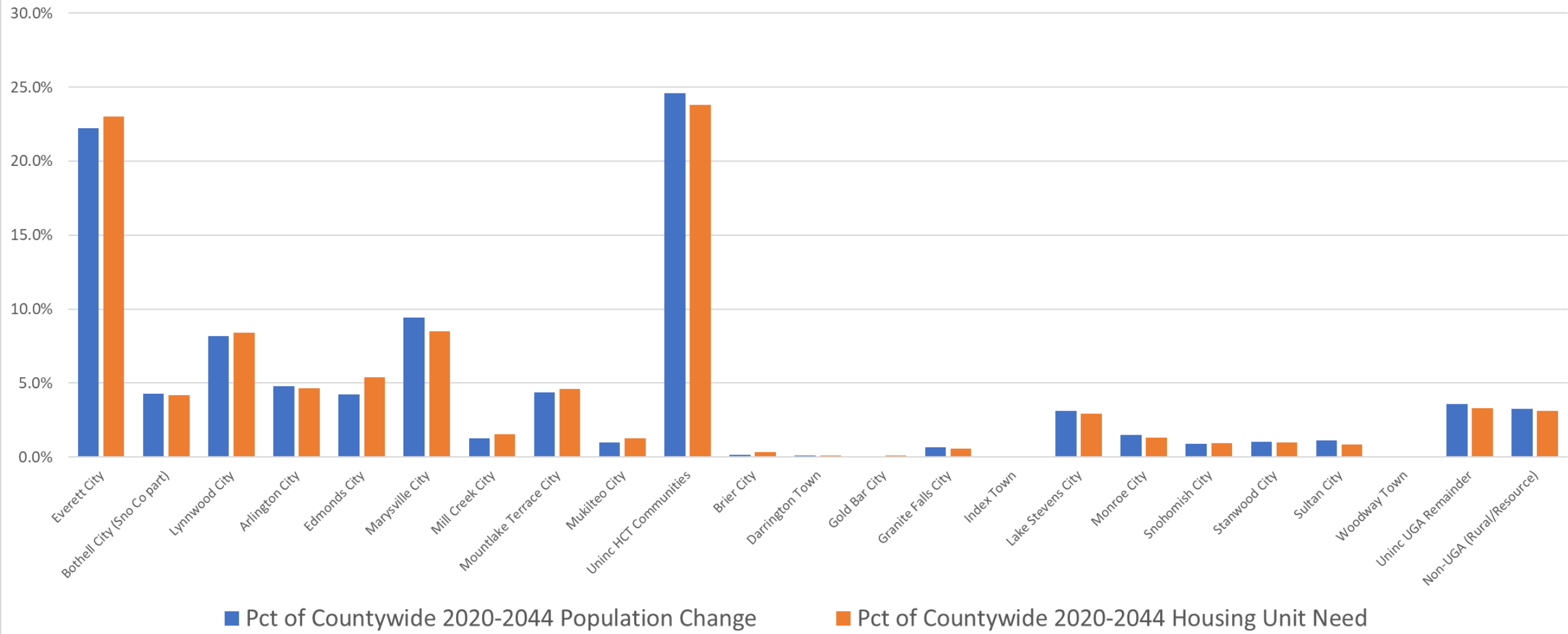
Allocation to Jurisdictions

- Countywide housing target was allocated to jurisdictions in Snohomish County following same methodology used by Commerce to determine countywide housing need
- The step which involved extra consideration at the jurisdictional level was step 4 – determining average household size in 2044
- An approach in which the housing unit mix associated with the jurisdiction's additional capacity was used to determine future average household assumptions by jurisdiction

Countywide Housing Target – Mar-1-2023 Final Commerce Projection

Allocation to Jurisdictions – Generally Aligns with Population Growth Distribution

Comparison of Population and Housing Shares by Jurisdiction of Countywide 2020-2044 Growth



Countywide Housing Target – Mar-1-2023 Final Commerce Projection

Allocation to Jurisdictions

- The 2044 initial housing targets recommended by SCT are consistent with the adopted 2044 initial population targets developed by SCT in 2021
- Significant residential projects that are now known or are already underway since development of the population targets are being included as part of the Alternative 3 (Higher Growth) scenario for Snohomish County's 2024 plan update
- Cities are also able to evaluate potential adjustments to the 2044 initial targets as part of their plan alternatives analysis for the 2024 plan updates
- The SCT target reconciliation process will be used to resolve any differences between city and county adopted target outcomes in individual plans following plan updates in 2024.

Next Steps

- County Council public hearing and adoption of initial housing growth targets into Appendix B of the CPPs
- As a significant part of the GMA plan updates required by December 2024, initial housing targets are needed for jurisdictions to evaluate the adequacy of land capacity for accommodating Commerce's projected housing needs
- Additional delays in the establishment of the initial housing growth targets in the CPPs will impact the overall 2024 Plan Update schedule



Questions?

Stephen Toy
Principal Demographer
Planning & Development Services
Steve.Toy@snoco.org
425-262-2361



Snohomish County

EXHIBIT 3.2.003

Planning & Community Development Committee Meeting – 06/20/23

[Minutes](#) and [Video](#)