



**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report**

**December 16, 2008**

**Motion 12901**

**Proposed No.** 2008-0658.1

**Sponsors** Patterson, von Reichbauer and  
Phillips

1                   A MOTION relating to a housing stimulus plan for King  
2                   County to preserve and enhance the supply of housing in  
3                   King County.

4  
5                   WHEREAS, the economic downturn in King County is triggering substantial  
6                   revenue shortfalls for county and city governments, resulting in significant job losses and  
7                   in some cases diminishing their ability to provide critical facilities and services to county  
8                   citizens, and

9                   WHEREAS, King County's job loss is due to a nationwide economic  
10                  downturn/recession that has now revealed its full impact in Washington state, thus calling  
11                  for extraordinary effort in the task of attracting new business to King County, and

12                  WHEREAS, according to 2008 market research by the National Association of  
13                  Home Builders, an average of 3.05 jobs and \$89,216 in taxes are produced from building  
14                  an average new single family home and the development of a typical one-hundred-unit  
15                  multifamily apartment complex generates one hundred sixteen jobs, \$8,670,900 in  
16                  income from all affected industries and \$3,349,400 in tax revenue, and

17 WHEREAS, a recent Oregon study found that for every job created on site by  
18 creating or renovating affordable housing an additional 1.5 jobs are created off site. For  
19 every dollar invested in affordable housing, an additional ten to fifteen dollars of  
20 economic benefit was generated for the surrounding community, and

21 WHEREAS, the federal government has announced its intentions to develop a  
22 major economic stimulus package focused on funding public-works infrastructure  
23 projects to increase the demand for labor, and

24 WHEREAS, the state of Washington and other jurisdictions are currently  
25 preparing or adopting legislative plans to stimulate certain economic sectors, in part by  
26 increasing the efficiency of permit processes and expediting public works projects that  
27 are already planned and funded, and

28 WHEREAS, the King County council and King County executive desire to  
29 implement a housing stimulus plan in partnership with interested cities and the state, and

30 WHEREAS, the 2008 King County Comprehensive Plan Appendix B, Housing,  
31 Section VII, B. Supplemental Actions, states, "King County will supplement existing  
32 policies to more effectively address several issue areas. Among these refined strategies  
33 and policies, King County will:

- 34 • **ENCOURAGE AND SUPPORT INNOVATIVE DESIGN STANDARDS IN**  
35 **THE DEVELOPMENT OF AFFORDABLE HOUSING.** Existing policies are  
36 modified to reduce parking and open space requirements for affordable housing  
37 projects. New policies also promote universal design concepts and support the  
38 development of walkable and sustainable projects.

- 39       • **INCREASE THE QUANTITY OF AFFORDABLE HOUSING IN KING**  
40       **COUNTY.** Existing policies are strengthened to support Land Trusts, mobile  
41       home parks as a source of affordable housing and the use of surplus sites for  
42       affordable housing in a manner consistent with the 10 Year Plan to End  
43       Homelessness and King County Consortium Consolidated Plan.
  
- 44       • **CREATE MORE OPPORTUNITIES TO DIVERSIFY NEW HOUSING**  
45       **STOCK.** Existing policies are strengthened to promote the development of  
46       affordable housing through density bonuses and other incentives. New policies  
47       support the increase in development capacity in locations near core transit routes  
48       to promote walking and transit use; support employer assisted housing to provide  
49       affordable housing to workers living close to their employers; and promote the  
50       development in Accessory Dwelling Units in urban residential zones.
  
- 51       • **SUPPLEMENT EFFORTS TO CREATE AFFORDABLE HOUSING FOR**  
52       **LOW INCOME HOUSEHOLDS.** Through modification of policy U-402, King  
53       County supports higher income thresholds for incentives to promote affordable  
54       rental and ownership housing development and preservation.
  
- 55       • **REDUCE BARRIERS TO AFFORDABLE HOUSING DEVELOPMENT.**  
56       New and existing policies seek to minimize, or eliminate where possible, barriers  
57       to development; provide expedited building permit and plan reviews; and exempt  
58       payment of impact fees to promote development of affordable rental or ownership  
59       housing," and  
60       WHEREAS, the general principles central to this housing stimulus plan are as  
61       follows:

62           1. King County is committed to balancing a variety of goals, including growth of  
63 strong educational institutions, maintenance of high environmental standards, promotion  
64 of sustained and vibrant economic growth, generation of revenues to fund capital facility  
65 needs and creation of new housing affordable to residents of King County;

66           2. King County is committed to complying with the Growth Management Act,  
67 through its Countywide Planning Policies for King County, to ensure that the county's  
68 Comprehensive Plan and development regulations balance these needs;

69           3. King County has and will continue to streamline the permitting and review  
70 process for land use applications, to comply with RCW 36.70B.010, which is intended to  
71 reduce "the cost and time needed to obtain local and state land use permits," and to  
72 eliminate, where possible, the "potential for conflict, overlap and duplication between  
73 various permit and review processes"; and

74           4. Early start of capital facilities projects that are already planned and funded will  
75 provide immediate stimulus to the local economy, and promote jobs through potential  
76 growth of existing local businesses and new businesses relocating into the county, and

77           WHEREAS, it is the intent of the King County council and executive to develop  
78 and implement a housing economic stimulus package that will provide critical  
79 infrastructure, jobs-based training and educational opportunities and an improved  
80 regulatory environment rooted in certainty, predictability and consistency, and

81           WHEREAS, the King County council and executive intend to stimulate  
82 development that will invest in our region's infrastructure in a manner that will reflect  
83 sustainable building, livable communities and long-lasting construction that will support  
84 our future environment, and

85 WHEREAS, preparation and implementation of this housing economic stimulus  
86 plan will send a strong and clear message to future producers of jobs that the county is  
87 competitive with other local, statewide, national and world markets, and

88 WHEREAS, the King County council and executive intend to take immediate  
89 steps in order to restore our community's confidence in our local economy and  
90 government, and in the short term to counter current trends that are damaging the local  
91 economy, and

92 WHEREAS, the executive has directed executive department to develop a  
93 "Housing Stimulus Plan" that will encourage new housing and retain the vitality of the  
94 existing housing stock, while simultaneously providing efficient, comprehensive and  
95 consistent services to its residents;

96 NOW, THEREFORE, BE IT MOVED by the Council of King County:

97 A. The executive shall implement the "Housing Stimulus Plan" as identified by  
98 executive departments and outlined in this motion to encourage new housing and retain  
99 the vitality of the existing housing stock, while simultaneously providing efficient,  
100 comprehensive and consistent services to its residents.

101 B. In order to support and enhance the economic vitality of the housing market,  
102 the Housing Stimulus Plan shall consider the following elements:

103 1. Review and consider expanding current extensions for approved preliminary  
104 plats and short plats;

105 2. Review and consider expanding current extensions for approved building  
106 permits;

107 3. Permit processing improvements, including but not limited to;

- 108           a. project management refinements;
- 109           b. implement preferred applicant program for land use inspections, and
- 110 consider other preferred application processes similar to city of Seattle;
- 111           c. review impact of inspection costs on subsidized housing that is already
- 112 subject to inspection and program requirements; and
- 113           d. explore alternatives and process improvements to performance and
- 114 maintenance bonds;
- 115           4. Implement the recommendations from the permit technical advisory
- 116 committee;
- 117           5. Consider increased density bonuses for sustainable development projects;
- 118           6. Consider greater development flexibility including, but not limit to; reduced
- 119 parking requirements, flexible road standards, reduced building setbacks, increased
- 120 heights and floor area ratios and flexible standards for low impact development, and
- 121 consider options related to moving the point of collection of all county administered
- 122 impact fees to a date closer to the end of the development and building process;
- 123           7. Consider expanding the use of more-efficient in lieu fee mitigation programs;
- 124 including implementing the county's updated mitigation reserves program to provide
- 125 greater applicant flexibility and improved environmental outcomes;
- 126           8. Identify county properties appropriate for housing development;
- 127           a. use of surplus properties;
- 128           b. consider co-location of services and housing development for mixed-use
- 129 opportunities;

- 130 c. request for qualifications and proposals for affordable and workforce  
131 housing; and
- 132 d. leasing county land for affordable and workforce housing use;
- 133 9. Continue to only require the replacement or repair of cracked sidewalks when  
134 critical to address structural or safety defects; and
- 135 10. Work with federal and state government and other partners;
- 136 a. advocate for a federal stimulus package which includes resources for local  
137 public works infrastructure projects that may allow for reductions in or reimbursements  
138 of transportation and school impact fee programs to local jurisdictions;
- 139 b. partner with the King County Housing Authority on a homebuyer education  
140 program aimed at current renters;
- 141 c. coordinate with water and sewer utilities regarding the timing of sewer  
142 charges to coincide with occupancy permit issuance; and  
143

144 d. work with school districts to consider collection of impact fees at a date  
145 closer to the end of the development and building process.

146

Motion 12901 was introduced on 12/8/2008 and passed by the Metropolitan King County Council on 12/15/2008, by the following vote:

Yes: 6 - Ms. Patterson, Mr. Constantine, Ms. Lambert, Mr. von Reichbauer,  
Mr. Gossett and Mr. Phillips

No: 0

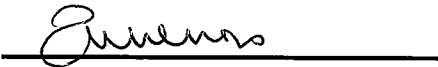
Excused: 3 - Mr. Dunn, Mr. Ferguson and Ms. Hague

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON



Julia Patterson, Chair

ATTEST:



Anne Noris, Clerk of the Council

Attachments      None