

REALTORS® LOCAL ASSOCIATION HOUSING ADVOCACY PROGRAM/RESOURCES

Summary: Over the next few years, local governments will be updating comprehensive plans and development regulations as required by the Growth Management Act (GMA). Local governments will also be under scrutiny to ensure they incorporate the recent housing legislation to improve housing choices and attainable and affordable supply.

This document provides useful resource information and links for local REALTORS® Associations to use in developing advocacy programs to increase housing inventory and address affordability in their local communities.

Please refer questions about the following material to Jeanette McKague at jeanette.mckague@warealtor.org or call (360) 259-9910.

1. GMA COMPREHENSIVE PLAN UPDATE SCHEDULE

Under the Growth Management Act, GMA planning cities and counties must update GMA Comprehensive Plans every ten years. The next round of GMA updates is now underway and is a critical local action to increase housing supply. The GMA update schedule and deadlines are as follows:

DEADLINE	COUNTIES
December 31, 2024	King, Kitsap, Pierce, Snohomish Compliance with Missing Middle/ADU due June 30, 2025
June 30, 2025	Clallam, Clark, Island, Jefferson, Lewis, Mason, San Juan, Skagit, Thurston, Whatcom Compliance with Missing Middle/ADU due December 31, 2025
June 30, 2026	Benton, Chelan, Cowlitz*, Douglas, Franklin, Kittitas, Skamania*, Spokane, Walla Walla, Yakima Compliance with Missing Middle/ADU due December 31, 2026
June 30, 2027	Adams*, Asotin*, Columbia, Ferry*, Garfield, Grant, Grays Harbor*, Klickitat*, Lincoln*, Okanogan*, Pacific, Pend Oreille, Stevens, Wahkiakum*, Whitman* Compliance with Missing Middle/ADU due December 31, 2027

** Denotes partially planning counties – must comply with designation and protection of critical areas and designation of natural resources lands.*

For assistance with local programs to implement housing legislation and funding support, please contact:

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2. LOCAL COMMUNITY HOUSING & CLIMATE STUDIES

Commerce issued several grants to cities for the development of Housing Action Plans, Housing Action Plan Implementation, Regional Housing Action Plans, Transit Oriented Development Plans and Implementation, and Climate response. The documents prepared with these grants are foundational to the upcoming work jurisdictions will do to update their comprehensive plans and development regulations. These documents should be available on the city department in charge of land use planning website.

Local associations may use these documents to identify topics to watch and information gaps in preparation to work with cities and counties as they update their comprehensive plans and regulations. Watch to see that strategies and actions in the plans are included in the comprehensive plans and the development regulations as the documents are reviewed by local planning commissions (and later city councils). Ensure local cities and counties are following the recent legislation passed between 2020 and 2023.

Associations should work with and develop relationships with city planning staff and elected officials early in the process. Be sure to share general observations such as who is moving into the community, challenges in finding affordable housing for clients, what options clients face when unable to find housing, and other observations. Be sure to schedule meetings early in the update process to share concerns about proposed policies and strategies and development regulations.

The following provides the recipients of the major grants:

Housing Action Plans: Algona, Anacortes, Arlington, Bainbridge Island, Battle Ground, Black Diamond, Buckley, Camas, Carnation, Centralia, Chelan, Colville, Des Moines, Duvall, Ellensburg, Everett, Friday Harbor, Grandview, Lake Stevens, Langley, Leavenworth, Lynnwood, Medina, Monroe, Mukilteo, North Bend, Oak Harbor, Poulsbo, Puyallup, Redmond, Sammamish, Sea Tac, Seattle, Snoqualmie, Shoreline, Spokane, Spokane Valley, Stanwood, Tacoma, Tenino, Tieton, Toppenish, Union Gap, University Place, Wapato, Woodland, Yakima, Yelm, and Zillah.

Regional Housing Action Plans: Auburn, Burien, Federal Way, Kent, Tukwila, and Renton; Bonney Lake and Sumner; Lacey, Olympia, and Tumwater; and Walla Walla, College Place, Waitsburg, and Dayton.

Housing Action Plan Implementation: Auburn, Bellevue, Bonney Lake, Bothell, Bremerton, Burien, Ellensburg, Everett, Federal Way, Issaquah, Lynnwood, Moses Lake, Oak Harbor, Olympia, Redmond, Renton, Shoreline, Spokane, Sumner, and Tukwila.

Transit Oriented Development and Implementation: Auburn, Bothell, Burien, Fife, Lynnwood, Olympia, Renton, Redmond, Seattle, Spokane, and Tacoma.

Climate – Vulnerability Assessment: Bainbridge Island, Bellevue, Burien, Covington, Eatonville, Enumclaw, Issaquah, Maple Valley, Marysville, Pierce County, Puyallup, Seattle, and Tacoma.

Climate – GHG and VMT Reduction: Bothell, Eatonville, Federal Way, Gig Harbor, Kenmore, King County, Kitsap County, Lake Stevens, Lakewood, Mercer Island, Redmond, Renton, Sammamish, Snohomish County, and Woodinville.

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3. HOUSING DATA FROM WASHINGTON CENTER FOR REAL ESTATE RESEARCH

A good source of housing and demographic data for local associations is the Washington Center for Real Estate Research (WCRER). The Data Toolkit is a resource that includes significant data on housing supply, building permits, affordability, and other topics. WCRER works with Commerce to provide data for local jurisdictions.

<https://wcrer.be.uw.edu/housing-market-data-toolkit/>

4. FUNDING RESOURCES FOR LOCAL REALTORS® ASSOCIATIONS

Washington REALTORS® and the National Association of REALTORS® help fund local associations actions deemed important to ensure implementation of housing legislation and an increase in housing supply in local communities. Below are links to funding applications:

WASHINGTON REALTORS®

- **Issues Fund:** <https://www.warealtor.org/resources>
- **Welcome Home 2.0 Program:** This program is useful for Associations whose jurisdictions are preparing to conduct a major update to their comprehensive plan and development regulations, including complying with the 2023 Housing legislation.

NATIONAL ASSOCIATION OF REALTORS®

NAR provides a variety of programs, funding, and other resources including Smart Growth, Housing Opportunity Funds, Placemaking Funds, Issues Mobilization Funds, and other resources to support your community advocacy. Go to: <https://realtorparty.realtor/>

- **Useful Guidebooks:**
 - **Expanding Housing Opportunity Toolkit:**
<https://realtorparty.realtor/community-outreach/housing-opportunity/toolkit#>
 - **Smart Growth Toolkit:**
<https://realtorparty.realtor/wp-content/uploads/2023/04/Smart-Growth-Toolkit-2023.pdf>

5) WA DEPARTMENT OF COMMERCE HOUSING RESOURCES:

Commerce provides a number of resources on housing located at <https://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-housing/>

Below are a couple of key portions of the website:

- **Updating Housing Elements:** Site contains a number of webinars, guidance on housing elements, housing action plans, housing needs assessments, guidance on setting housing targets, and other guidance. Also, includes general communication tools – videos, power points, fact sheets.

<https://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-housing/updating-gma-housing-elements/>

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- **Missing Middle and ADU Resources:** Includes Missing Middle information, photos and posters, a model ordinance and guidance, Missing Middle Pro Forma for the Puget Sound Region, Objective Design Standards Toolkit, and ADU Guidance.

<https://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-middle-housing/>

6. OTHER RESOURCES

- **Puget Sound Regional Council, Housing Innovation Program (HIP):** Provides information on a number of useful housing topics including examples of ordinances, fact sheets, and financial information.
<https://www.psrc.org/search?s=hip>
- **Master Builders of King-Snohomish Counties Housing Toolkit:**
This toolkit provides excellent examples and information on a variety of housing topics.
https://www.mbaks.com/docs/default-source/documents/advocacy/issue-briefs/mbaks-housing-toolkit.pdf?sfvrsn=23ef204f_26
- **Building Industry Association of Washington Resources (BIAW) Resources:**
 - **Washington's Housing Attainability Crisis-Part 1:**
<https://www.biaw.com/research-center/washingtons-housing-attainability-crisis-part-1/>
 - **Washington's Housing Attainability Crisis-Part 2:**
<https://www.biaw.com/wp-content/uploads/2022/05/Washingtons-Housing-Attainability-Crisis-Part-2.pdf>
- **Seattle-King County REALTORS®**
 - **Missing Middle Housing Tour (2023)**
https://www.warealtor.org/docs/default-source/default-document-library/government-affairs/growth-management-resources/seattle-king-county-realtors-middle-housing-booklet-march-2023.pdf?sfvrsn=4ede3542_2
 - **Missing Middle Housing: Gentle Density (2023)**
https://www.warealtor.org/docs/default-source/default-document-library/government-affairs/growth-management-resources/missing-middle-gentle-density-booklet.pdf?sfvrsn=cb42a048_4



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