



Puget Sound Regional Council

Growth Management Policy Board

Thursday, November 6, 2025 • 10:00 a.m. – 12:00 p.m.

Hybrid Meeting – PSRC Board Room: 1201 Third Avenue, Suite 500, Seattle, WA 98101

Watch or listen

- Watch the meeting live at <https://www.psrc.org/watch-meetings>
- Listen by phone 1-888-475-4499, Meeting ID: 851 5551 0584, Passcode: 407337

Attend

- The public can attend meetings at [PSRC's office](#).
- PSRC staff will be available to provide floor access 10 minutes before the meeting's start time and up to 15 minutes after the meeting's start time.
- If you arrive outside of these times, please call 206-464-7090 for assistance.

Provide public comment

- **Public comment must relate to an action or discussion item on the agenda. Each member of the public will have 2 minutes to speak.**
- **In-person**
Public comment may be made in person at PSRC's office.
- **Comment during the meeting by Zoom or phone:**
[Registration](#) is required and closes at 8:00 a.m. the day of the meeting. Late registrations will not be accepted.
- **Written comments**
Comments may be submitted via email to hculver@psrc.org by 8:00 a.m. the day of the meeting. Comments will be shared with board members.

Public comments are public records and may be subject to disclosure pursuant to the Public Records Act, RCW Chapter [42.56](#).

1. Call to Order (10:00) – Councilmember Ed Prince, Chair

2. Communications and Public Comment

Public comment must relate to an action or discussion item on the agenda.

3. Report of the Chair

4. Director's Report

5. Consent Agenda - Action Items (10:15)

- a. Approve Minutes of Growth Management Policy Board held October 2, 2025

6. Discussion Item (10:20)

- a. Regional Centers Redesignation – *Liz Underwood-Bultmann and Nancy Ferber, PSRC*

7. Discussion Item (11:05)

- a. 2025 Housing Monitoring Update: The Year of Policy Change – *Eric Clute, PSRC*

8. Discussion Item (11:35)

- a. Regional Economic Strategy Update – *Jason Thibedeau, PSRC*

9. Information Items

- a. GMPB Meeting Calendar 2026

10. No Meeting in December! Next Meeting: New dates for 2026! January 15, 2026, 10:00 a.m. – 12:00 p.m.

Major Topics:

- Plan Certifications
- Centers Redesignation
- 2026 Regional TOD Committee Work Plan

11. Adjourn (12:00)

Board members, please submit proposed amendments and materials prior to the meeting for distribution. Organizations/individuals may submit information for distribution. Send to Heather Culver, e-mail hculver@psrc.org or mail.

For language or ADA assistance at PSRC board meetings, please contact us at 206-464-7090 at least 72 hours in advance of the meeting. For TTY-based telecommunications relay service dial 711.

العربية | Arabic, 中文 | Chinese, Deutsch | German, Français | French, 한국어 | Korean, Русский | Russian, Español | Spanish, Tagalog, Tiếng việt | Vietnamese, visit <https://www.psrc.org/contact/language-assistance>.



Puget Sound Regional Council

MINUTES

Growth Management Policy Board

Thursday, October 2, 2025

Hybrid Meeting – PSRC Board Room: 1201 Third Avenue, Suite 500, Seattle, WA 98101

[To watch a video of the meeting and hear the discussion, go to <https://www.psrc.org/watch-meetings>]

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 10:03 a.m. by Councilmember Ed Prince, Chair.

COMMUNICATIONS AND PUBLIC COMMENT

There was no public comment.

CHAIR'S REPORT

The Chair had nothing to report.

DIRECTOR'S REPORT

Director of Growth Management Paul Inghram welcomed the board and introduced the items on the agenda.

CONSENT AGENDA

- a. Approve Minutes of Growth Management Policy Board Meeting held September 4, 2025.

ACTION: It was moved and seconded (Rivera/M. Stuart) to adopt the Consent Agenda. The motion passed.

DISCUSSION ITEM: STREAMLINING ADU PERMITTING WITH PRE-APPROVED PLANS

The board heard from the city of Poulsbo staff and the Kitsap Regional Coordinating Council about their collaborative project to develop and publish pre-approved plans for accessory dwelling units (ADU) for each jurisdiction in Kitsap County. Details on the project and the pre-approved plans are provided on the Kitsap Regional Coordinating Council website.

DISCUSSION ITEM: PSRC 2026 RECOMMENDATIONS TO THE STATE LEGISLATURE

The board was briefed on PSRC's recommendations for the 2026 legislative session. Staff received feedback from the board and answered questions. The Executive Board will review and adopt the legislative agenda at its December meeting. Robin Koskey, Director of Government Relations and Communications, provided updates on federal and state policy and budget and recapped PSRC's trip to Washington D.C. with PSRC President Executive Dave Somers and PSRC Vice President Executive Ryan Mello.

DISCUSSION ITEM: REGIONAL CENTERS MONITORING UPDATE

The board provided feedback on policy areas within the Regional Centers Framework and the redesignation process. PSRC accepted applications for new regional centers through September. In November, the board will discuss center redesignations and review criteria reports for existing centers. In the upcoming months, GMPB will provide recommendations to the Executive Board regarding the designation of existing regional centers and the potential designation of new centers.

DISCUSSION ITEM: REGIONAL TRANSPORTATION PLAN PROJECT BRIEFING

The Growth Management Policy Board was briefed on the Regional Transportation Plan (RTP), including key milestones and upcoming work by PSRC staff. The draft plan will be released in December 2025 for public comment. The GMPB will receive another update on the project in early 2026.

DISCUSSION ITEM: AD HOC COMMITTEE ON BOARD REPRESENTATION

Every three years, PSRC is required to review the composition of the Executive Board. This year will also include review of Transportation Policy Board and Growth Management Policy Board representation. PSRC President Dave Somers established

an Ad Hoc Committee to evaluate representation options. The committee is exploring options for the TPB and GMPB compositions, with a goal to bring recommendations to the PSRC Executive Board by December.

NEXT MEETING

The board will meet on Thursday, November 6, 2025, 10:00 a.m. – 12:00 p.m.

Topics include:

- 2025 Housing Monitoring Update
- Economic Strategy Update
- Regional Centers

ADJOURN

The meeting adjourned at 12:03 p.m.

ATTACHMENTS

- a. Attendance Roster – October 2, 2025

Growth Management Policy Board - October 2, 2025							
Voting Members			✓	Non-voting Members			✓
King County	2	CM Sarah Perry		Associate Members			
		Vacant		Alderwood Water and Wastewater District	1	COM Paul McIntyre	
Seattle	2	CM Maritza Rivera	1	Thurston Regional Planning Council	1	COM Chris Stearns	
		CM Mark Solomon	1			Interim Executive Director Allison Osterberg Alt	
		CM Alexis Mercedes Rinck, Alt		Public Agency Members			
Bellevue	1	CM Vishal Bhargava		Commerce	1	Dave Andersen	
		CM Dave Hamilton, Alt				Mark Barkley Alt	
Cities/Towns	3	CM Ed Prince, Renton - Chair	1	Public Health Agencies	1	Dr. Gib Morrow, Kitsap Public Health District	
		CM Melissa Stuart, Redmond	1			DIR Chantall Harmon Reed, Tac-Pierce Cnty Alt	1
		CM Pam Stuart, Sammamish		PSRC Committees			
		CP Lindsey Walsh, Alt - Issaquah	1	Regional Staff Committee	1	Andrea Spencer	1
		CM Amy McHenry, Alt - Duvall	1			Vacant	
		CP Satwinder Kaur, Alt - Kent	1	Equity Advisory Committee	1	Michelle Stewart	
Kitsap County	1	COM Christine Rolfes	1			Thanh Nguyen, Alt	1
		COM Oran Root, Alt		Private/Civic Members-Business/Labor			
Bremerton	1	MYR Greg Wheeler	1	Master Builders of King and Snohomish Counties	1	Brian Holtzclaw	1
		CM Eric Younger, Alt				Vacant Alt	
Cities/Towns	1	DM Jon Quitslund, Bainbridge Isl		Natural and Built Environments (exp.	1	Angela Rozmyn	
		MYR Ashley Mathews, Alt - Bainbridge Isl				Robert Pantley Alt	
Pierce County	1	CM Robyn Denson	1	Individual	1	Charlotte Murry	
		CM Paul Herrera, Alt				Vacant Alt	
Tacoma	1	CM Sandesh Sadalge	1	Private/Civic Members-Community/Environment			
		CM Sarah Rumbaugh, Alt		Futurewise	1	Alex Brennan	1
Cities & Towns	1	MYR Ben Coronado, Gig Harbor	1			Jazmine Smith, Alt	
		CM Andy Elfers, Alt - Sumner	1	Housing Development Consortium - Seattle/King	1	Patience Malaba	
Snohomish County	1	CM Megan Dunn - Vice Chair	1			Jesse Simpson Alt	
		CM Sam Low, Alt		Emerald Alliance	1	Tracy Stanton	
Everett	1	CM Scott Bader				Vacant Alt	
		MYR Cassie Franklin, Alt					
Cities/Towns	1	MYR Joe Marine, Mukilteo	1				
		CM Mike Dixon, Mukilteo		Non Voting	12		5
Federally Recognized Tribes							
Muckleshoot Indian Tribe	1	Vacant					
Puyallup Tribe of Indians	1	Robert Barandon					
		Vacant					
Suquamish Tribe	1	Vacant					
		Alison O'Sullivan Alt					
Statutory Members							
Ports	1	COM John McCarthy, Tacoma					
		COM Deanna Keller, Alt - Tacoma				Abbreviations	
WSDOT	1	Jeff Storrar	1			CM Councilmember	
		JoAnn Schueler, Alt				COM Commissioner	
						CP Council President	
Voting	22	(Quorum = 11) Quorum Total	13			DM Deputy Mayor	



Puget Sound Regional Council

October 30, 2025

DISCUSSION ITEM

To: Growth Management Policy Board
From: Paul Inghram, Director of Growth Management
Subject: **Regional Centers Redesignation**

IN BRIEF

In October, the Growth Management Policy Board reviewed regional centers criteria and discussed redesignation policy questions for underperforming centers. This month, the board will be asked to provide additional direction regarding redesignation and preview drafts of criteria and certification reports for centers in the cities of Everett, Seattle, and Tacoma.

DISCUSSION

Centers are the hallmark of VISION 2050 and the Regional Growth Strategy. They guide regional growth allocations, advance local planning, inform transit service planning, and represent priority areas for PSRC's federal transportation funding. The region's 30 regional growth centers and 10 manufacturing/industrial centers are hubs for the Puget Sound region's most significant businesses, major cultural facilities, and transportation connections.

In 2018, following extensive review by GMPB, the Executive Board adopted the [Regional Centers Framework](#), which defines standards for the designation of regional and countywide centers. The Regional Centers Framework directed review of centers in 2025 and every five years after. At the first review in 2025, existing regional centers are expected to fully meet eligibility and designation criteria.

A general schedule of the centers review and redesignation process is provided below:

Month	Planned GMPB Meeting Topic
July 2025	Regional Centers System Monitoring Report published; discussion of redesignation topics
September 2025	Regional centers monitoring update
October 2025	Review policy topics and gather board and committee input
November 2025	Review policy topics; review criteria and certification reports for existing centers
January 2026	Review criteria and certification reports for existing centers
February 2026 (additional meetings as needed)	Action on regional growth center redesignation Review Framework for updates

Redesignation Review

Over time, regional centers have been designated through different processes and some existing centers are not meeting planning or growth expectations today. Recognizing the variation among centers, a key objective of the framework is to have more consistent requirements between new and existing centers. However, the monitoring report found that several existing regional centers continue to not fully meet the designation criteria. Some are not growing, don't meet density expectations, or lack regional transit connections. Others lack detailed and up-to-date local planning.

At the October meeting, the board discussed policy questions about the minimum criteria.

- If a center isn't growing or meeting regional expectations, should it remain a designated regional growth center?
- What are the regional implications of centers not performing?

Recognizing that planning for a center is an ongoing process, the board discussed providing flexibility for local jurisdictions, especially in light of the demands of recent state-level planning mandates. The board also discussed the need to balance expectation between high-growth centers and incentivizing growth for centers that are growing slowly.

The Regional Staff Committee also discussed the redesignation process in October. The committee members emphasized the importance of the center functioning well rather than strictly meeting some standards.

The intent of the centers criteria is to support the success of each center. Centers that are well supported locally, are planned around transit hubs, are easily walkable, and planned for growth tend to successfully attract growth and development. By doing so, a well-functioning center allows the region to better plan for infrastructure investments and

mitigate the impacts of growth. Centers that lack walkability, transit, and planning support often stagnate, which can shift growth pressures to other communities unexpectedly. The growth and development of centers is key to the regional strategy to accommodate growth, manage transportation, reduce congestion and pollution, and create livable communities.

At the November board meeting, the board will be asked to continue the discussion of centers that do not fully meet the designation criteria. With the draft criteria reports (see below) staff may recommend:

- Redesignating centers that are substantially meeting the criteria with comments to guide additional work that should continue prior to the next review.
- Redesignating centers with conditions that require additional specific work to address gaps in meeting the criteria.
- Where a center is below the threshold for multiple criteria and not showing signs of growth, changing those few centers from regional center to countywide center.

Much like with the review of comprehensive plans, attaching conditions to the redesignation establishes responsibility for the jurisdiction to complete a limited amount of additional work in a set time period. Changing a regional center to a countywide center can create better alignment with other similar centers.

Criteria and Certification Reports

PSRC has prepared draft criteria and certification reports that provide a brief summary of each center and its subarea plan. Information and analysis of the centers are presented through two key reporting tools:

- **Criteria reports** provide a preliminary recommendation on redesignation, along with any conditions or comments. The reports provide a general overview of the regional center and summarize how each center meets designation criteria. Reports also include any additional context or supporting information that has been submitted by the jurisdiction.
- **Certification reports** evaluate the most recent center subarea plans and assess alignment with the VISION 2050 consistency tools for [manufacturing/industrial center](#) and [regional growth center](#) plans.

Many centers are performing well and meet most of the criteria. PSRC staff have been meeting with jurisdictions to review draft criteria reports and discuss upcoming local work. Draft criteria and certification reports for the following centers are listed below for the board's review.

The first wave of review focuses on regional growth centers, and the reports will be provided at meetings in batches. Review of manufacturing/industrial centers will follow

in subsequent months. The reports may include recommended conditions to complete work by a specified date or other comments for future implementation.

The board will be asked to make a recommendation on redesignating regional centers as a group in early 2026, after the board has had an opportunity to review the full set of regional center recommendations. Do the draft reports align with the board's direction? Does the board have any questions regarding the draft reports?

Center	Draft redesignation recommendation	Criteria	Center Subarea Plan Certification
Everett	Redesignate as a metro growth center	Draft Criteria Report	Draft Certification Report
Seattle Downtown	Redesignate as a metro growth center with planning condition	Draft Criteria Report	n/a
Seattle First Hill/Capitol Hill	Redesignate as a metro growth center with planning condition	Draft Criteria Report	n/a
Seattle Northgate	Redesignate as an <i>urban</i> growth center with planning condition	Draft Criteria Report	n/a
Seattle South Lake Union	Redesignate as a metro growth center with planning condition	Draft Criteria Report	n/a
Seattle University District	Redesignate as a metro growth center with planning condition	Draft Criteria Report	n/a
Seattle Uptown	Redesignate as a metro growth center with planning condition	Draft Criteria Report	n/a
Tacoma Downtown	Redesignate as a metro growth center	Draft Criteria Report	Draft Certification Report
Tacoma Mall	Redesignate as urban growth center	Draft Criteria Report	Draft Certification Report

NEXT STEPS

In the coming months, staff will provide draft criteria reports for the remaining centers. The board will be asked to provide a recommendation to the Executive Board regarding the redesignation of the existing centers.

PSRC received applications from Snohomish County for two new regional growth centers, Mariner and Ash Way. Staff is working with the county regarding the completeness of the applications.

For additional information, please contact Liz Underwood Bultmann, Principal Planner, lunderwood-bultmann@psrc.org or Nancy Ferber, Senior Planner, nferber@psrc.org.



Puget Sound Regional Council

October 30, 2025

DISCUSSION ITEM

To: Growth Management Policy Board

From: Paul Inghram, Director of Growth Management

Subject: **2025 Housing Monitoring Update: The Year of Policy Change**

IN BRIEF

PSRC staff will provide the board with the 2025 Regional Housing Strategy monitoring update, including new data and analysis on the production of emergency housing and permanent supportive housing. The board will provide feedback on how housing monitoring data can help jurisdictions meet new state housing requirements and implement recently adopted comprehensive plans.

DISCUSSION

The [Regional Housing Strategy](#) is a playbook of regional and local actions to preserve, improve and expand housing stock in the region. The aim is to make a range of affordable, accessible, healthy and safe housing choices available to every resident and to promote fair and equal access to housing for all people.

The strategy calls for PSRC to track performance and outcomes over time and identify challenges or barriers in consultation with jurisdictions and other stakeholders. Performance measures support the housing goal in VISION 2050 to meet the region's housing and affordability needs.

Affordability in both the renter and ownership markets continue to be constrained, driven by high rents and home prices as well as elevated interest rates. Large majorities of low-income and even moderate-income households are cost burdened, spending more than 30% of their income on rent.

Even with a significant production of more affordable housing options in the region, more of the region's residents are experiencing homelessness than ever before. As of

2024, more than 21,000 people in the region did not have a place to live, with nearly 50% of these residents living without proper shelter. The region's stock of emergency shelter and permanent supporting housing have grown 16% and 28% respectively, though the need has risen even faster.

Even with these headwinds, the housing landscape has been evolving at all levels of government. Local governments are implementing their comprehensive plans, and the Legislature has passed several bills intended to ease the region's affordability woes. The effects coming from the federal level have yet to be seen, though PSRC will continue to monitor as the landscape evolves.

PSRC staff will present findings of the 2025 housing monitoring report and welcome feedback from the board.

NEXT STEPS

As stated in the Regional Housing Strategy, PSRC will provide an annual update on housing data monitoring efforts to the board. Looking ahead, some data measures may be updated more or less frequently based on data availability.

For additional information, please contact Eric Clute, Associate Planner, at eclute@psrc.org.



Puget Sound Regional Council

October 30, 2025

DISCUSSION ITEM

To: Growth Management Policy Board
From: Paul Inghram, Director of Growth Management
Subject: **Regional Economic Strategy Update**

IN BRIEF

Staff will provide an update on the development of the Regional Economic Strategy and gather input to help inform future discussions on PSRC's role in economic development and approaches to strategic implementation.

DISCUSSION

The Central Puget Sound Economic Development District (EDD) is responsible for updating the region's Comprehensive Economic Development Strategy (CEDS) every five years. The CEDS is designed to build capacity and guide the economic prosperity and resiliency of a region, building off other regional planning efforts. The CEDS is required to include a summary background of the region's economic conditions, a SWOT (Strengths, Weaknesses, Opportunities & Threats) analysis, and a set of strategies to address the identified challenges and opportunities.

Implementation of the CEDS is accomplished by a broad set of regional stakeholders, highlighting important ongoing economic development programs and initiatives as well as identifying new opportunities for implementation. Adoption of a regional CEDS enables local jurisdictions and eligible organizations to qualify for funding under U.S. Economic Development Administration programs. The EDD Board adopted the current CEDS, referred to locally as the Regional Economic Strategy (RES), at its December 2021 meeting. The EDD is required to adopt an updated 5-year CEDS by the end of 2026.

To inform the development of the strategy, staff coordinated the development of a

regional profile and SWOT analysis assessing high-level challenges and opportunities the region's economy is facing. The SWOT analysis is organized around four goal areas: Economic Opportunity, Quality of Life, Global Competitiveness, and Business Climate. The SWOT analysis was informed by other state and regional economic strategies and analysis, as well as changes to state and federal policy and funding. Staff sought input from PSRC boards and committees, regional economic stakeholders, and the public.

To enable a broad set of input, staff developed an [RES Engagement Hub](#), which provides an opportunity for stakeholders and the public to review a draft SWOT analysis, provide input on the challenges and opportunities the region faces, and what strategies are needed to address them.

A set of draft 5-year strategies have been designed to address the findings in the SWOT analysis. At the November GMPB meeting, staff will provide an update on the Regional Economic Strategy update process, an overview of the draft strategies, and discuss next steps.

NEXT STEPS

At the December Economic Development District Board meeting, staff will lead a discussion on PSRC's role in regional economic development and an approach to implementation in the Regional Economic Strategy.

For more information contact Jason Thibedeau, Economic Development Program Manager, at jthibedeau@psrc.org or 206-389-2879.

2026 PSRC Growth Management Policy Board Meetings

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No meeting in August

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No meeting in December

Meetings are held 10:00 a.m. - 12:00 p.m. the **third** Thursday of the month. As needed, the Transportation Policy Board and the Growth Management Policy Board meet in joint session to coordinate activities and make decisions/recommendations.

Meeting dates and times are subject to change. If a meeting is changed or cancelled, GMPB members and alternates will be notified. Updated meeting dates are listed at <https://www.psrc.org>.